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10 Turner Street, Llanberis, Caernarfon, Gwynedd LL55 4ES

Asking Price: £215,000

EPC Rating: D

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Summary

A handsome and well-proportioned Mid Terrace Period House situated in a convenient central position within the celebrated mountain village of Llanberis, being within walking distance of village amenities and the scenic lakeside and mountains which are located practically on your doorstep. The property enjoys a southerly aspect to the rear offering superb mountain views, something which is especially noticeable from the upper rooms. The interior offers a spacious living room/dining room with fireplace housing a multi-fuel stove and a log burning electric fire, the kitchen has a built-in double oven and hob, solid handmade pine Desserle type shelving, dishwasher and space for a fridge freezer and breakfast table. The utility room comes with plumbing for washing machine and the convenience of a WC. 2 bedrooms reside on the first floor served by a modern 3 piece suite bathroom with shower over bath whilst a further flight of stairs leads to a large attic bedroom. Externally, to the front is an enclosed forecourt garden. To the rear is a paved patio garden which enjoys a pleasing southerly aspect. The property comes fitted with uPVC double glazing and gas central heating.

Llanberis borders the Eryri/Snowdonia National Park, situated at the foot of Yr Wyddfa/Snowdon. Llanberis is well known as a major tourist attraction and for its quarrying past yet is a special location for rock climbers, mountaineers or those simply wishing to enjoy incredible mountain scenery. Llanberis is surrounded by mountains, lakes, rivers and woodland and yet is only a short drive from the beautiful coastline, Anglesey and the Llyn Peninsula. The village offers a varied range of amenities to include the usual village stores, outdoor apparel retailers, restaurants, public houses and a primary school. If you like outdoor activities and leisure pursuits then Llanberis is the right place for you! Historic Caernarfon town lies approximately 8 miles distant offering a vast array of services as well as schools, leisure facilities and the world famous 13th Century castle. Bangor lies a little further with its university and usual facilities associated with a city.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Take the first turning into the village and follow the road towards the centre taking the turning on your right into Turner Street where you'll see the property just a short distance along on your left hand side.

<https://what3words.com/shell.toothpick.eggplants>



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band B.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.



Living Room/Dining Room	4.34m x 6.01m (14'3" x 19'9") Max
Kitchen	4.56m x 3.12m (15' x 10'3") Max
Utility Room	1.97m x 1.52m (6'6" x 5')
WC	
Landing	
Bedroom 1	2.84m x 3.10m (9'4" x 10'2")
Bedroom 2	2.33m x 2.79m (7'8" x 9'2")
Bathroom	1.91m x 1.84m (6'3" x 6')
Attic Bedroom	4.35m x 6.10m (14'3" x 20') Max: part restricted headroom.

- Handsome Mid Terrace Period House
- 3 Bedrooms
- Spacious Living/Dining Room With multi-fuel Stove & Log Burning Electric Fire
- Useful Utility Room With Additional WC
- uPVC Double Glazing & Gas Central Heating
- Paved Patio Garden With Southerly Aspect
- Superb Mountain Views From Upper Levels
- Convenient For A Host Of Village Amenities
- Within Walking Distance Of Scenic Lakeside



Disclaimer

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