



CAER BYTHOD

CLWT-Y-BONT

DAFYDD HARDY

COAST & COUNTRY

CAER BYTHOD



Enjoying a delightful semi-rural setting in Clwt-y-Bont, on the outskirts of Deiniolen, this attractive and beautifully presented two-Bedroom Detached home offers a wonderful blend of character, charm and versatile living accommodation. Thoughtfully refurbished and extended over the years, the property retains a wealth of original features, complemented by generous living spaces and impressive views across the surrounding countryside towards the distant mountains. The accommodation is particularly appealing, with two Reception Rooms, including an impressive Sitting Room featuring vaulted ceilings, exposed oak beams and panoramic views across the gardens. The spacious Kitchen/Diner provides an ideal setting for everyday living and entertaining, with an attractive outlook across open fields, while two well-appointed bathrooms add further convenience. Externally, the property boasts beautifully maintained enclosed gardens, ample off-road parking and a double garage.

Situated on the outskirts of Deiniolen, Clwt-y-Bont offers a tranquil semi-rural lifestyle, with the village amenities of Deiniolen, including a convenience store, public house and primary school, within a short drive. The neighbouring villages of Llanrug and Llanberis provide a wider selection of amenities and services, making this a particularly appealing home for those seeking a peaceful countryside setting without being too far removed from local amenities.



The accommodation opens into an entrance Porch, leading through to a spacious open-plan Lounge/Diner, full of character and charm. Exposed original wooden beams, an attractive feature fireplace and dual windows overlooking the front garden create a warm and welcoming reception space, with stairs rising to the first floor.



The generous kitchen/diner provides an excellent space for both family life and entertaining. The kitchen is fitted with wooden cabinetry and solid wood worktops, complemented by an integrated oven, grill, hob, fridge and microwave. Tiled flooring runs throughout, while a side-facing window allows natural light to filter into the space.





The dining area enjoys an attractive feature fireplace and a rear-facing window offering lovely views across the open fields towards the distant mountains, providing a wonderful backdrop to mealtimes. An opening leads through to the extended part of the property, where an Inner Hallway provides access to the rear entrance and a useful Utility Room. The utility room is fitted with a sink and worktop, wall-mounted cupboards, plumbing for a dishwasher and washing machine, a heated towel rail and a side-facing window, offering valuable additional storage and practical household space. The contemporary family Bathroom is fitted with a bath, separate corner shower, W/C, washbasin and heated towel rail, with stylish floor-to-ceiling tiling completing the space.

A particular highlight of the property is the impressive Sitting Room, which offers a wonderful sense of space and character. Vaulted ceilings, exposed oak beams and oak flooring combine to create an attractive and distinctive reception room, while windows and double doors to the front and windows to the side provide panoramic views across the gardens. This is an ideal space in which to relax and enjoy the peaceful surroundings.

The first-floor Landing enjoys elevated views across the surrounding fields towards the distant mountains, further enhancing the property's attractive rural outlook. The landing provides access to two well-proportioned Bedrooms, both enjoying elevated views across the garden. Bedroom 2 benefits from a fitted wardrobe, while the accommodation is completed by a contemporary Shower Room comprising a corner shower, W/C, washbasin and heated towel rail, finished with floor-to-ceiling tiling.



Outside is just as impressive as the inside. The property is approached via a shared section of driveway leading to attractive wooden gates at the boundary of the grounds. A gravelled driveway extends along the left-hand side of the property, providing space for one vehicle together with a designated bin storage area. The driveway continues across the front of the property to a generous parking area on the right-hand side, offering space for approximately three to four vehicles. A double garage further enhances the property's appeal, featuring an electric roller door, power and lighting. To the front, a paved area leads into the attractive enclosed gardens, which are predominantly laid to lawn and bordered by established hedgerows, mature shrubs and trees, providing privacy and seasonal colour. The garden offers a lovely setting in which to relax and enjoy the peaceful surroundings. To the rear, a gravelled area enclosed by a traditional stone boundary wall provides a practical, low-maintenance outdoor space. Further benefits include oil-fired central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.







PROPERTY FEATURES

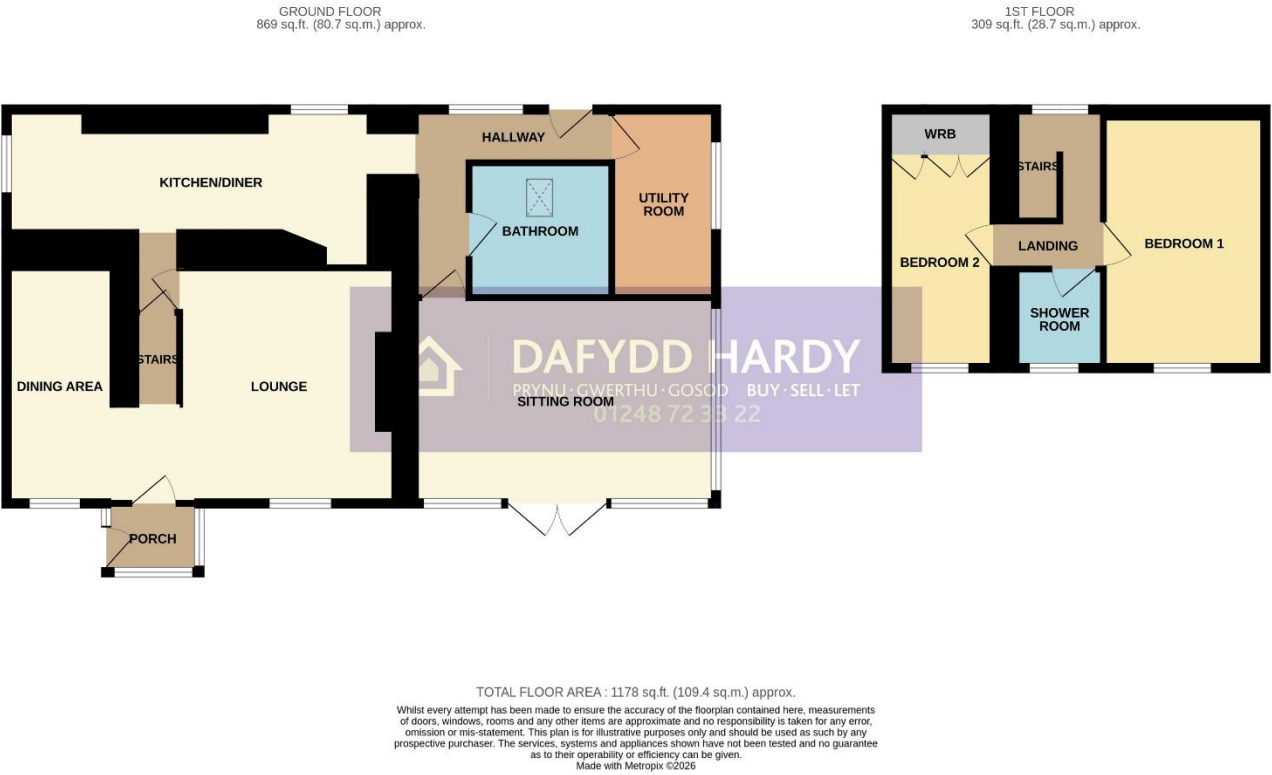
Ground Floor

Porch

Lounge	4.55m x 4.12m (14'11" x 13'6") Max. dimensions
Dining Room	4.13m x 1.87m (13'7" x 6'2")
Kitchen/Diner	7.24m x 2.50m (23'9" x 8'2") Max. dimensions
Sitting Room	5.62m x 3.71m (18'5" x 12'2")
Bathroom	2.43m x 2.24m (8' x 7'4")
Utility Room	3.30m x 1.86m (10'10" x 6'1")

First Floor Landing

Bedroom 1	4.40m x 2.81m (14'5" x 9'3")
Bedroom 2	3.72m x 1.87m (12'2" x 6'2")
Shower Room	1.72m x 1.52m (5'8" x 5')
Double Garage	



Agents Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.

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Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Just after passing Cwm-y-Glo take the left-hand turn onto the A4244, signposted for Bangor. Continue on this road taking the right hand turn signposted for Clwt y Bont. Follow the road for a short distance and the property is set back on the right-hand side.

What3Words: improves.enchanted.fatherly

Tenure / Heating / Services

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

We are informed by the seller this property benefits from Mains Water and Electricity. Private Drainage.
Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).
The vendor has informed us that full fibre broadband is available, and Ofcom checker suggests outdoor mobile coverage is likely.

Council Tax Band: D

EPC Band: F

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