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Frondirion, Carreg Y Gath, Rhiwlas, Bangor, Gwynedd, LL57 4HD

Asking Price: £225,000

EPC Rating: To be confirmed

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Summary

Set in an elevated position, close to the rural village of Rhiwlas, Frondirion is an attractive, detached double fronted family home built from local stone and slate. The well proportioned accommodation briefly consists of a generous size Lounge that features an impressive inglenook fireplace with a cast iron multi fuel burner and a polished slate surround. Adjacent to the Lounge is a modern Kitchen/Diner that is fitted with a range of light wood base and wall units, topped with a contrasting black work surface and is equipped with an electric double oven, an electric hob and a dishwasher and washing machine connection point. A very useful storage area is located to the side of the kitchen, under the stairs. Upstairs on the first floor, off a long central landing are 3 good size Double Bedrooms, all served by a modern part tiled Bathroom that is fitted with a white bath suite and a vanity sink unit. The property has an oil fired Central Heating system and double glazing to most of the windows. In addition there is a set of solar panels that complement the electricity supply. Outside to the front is a manageable size lawn garden that offers an amazing panoramic view towards the isle of Anglesey, the sunsets are amazing. At the end of the garden is a valuable off road parking area for 2 vehicles. We highly recommend you book a viewing soon to fully appreciate this attractive stone built family home with the most fantastic far reaching view.

Directions

From our Bangor office proceed towards Bethesda/Betws y Coed along the A5. On reaching the roundabout at junction 11 of the A55, proceed straight across (for Betws y Coed) and at the next roundabout take the second exit onto the A4244 in the direction of Caernarfon. Continue for about a mile wnd take the left hand turning signposted for Rhiwlas. Proceed up the hill through the village, towards the top of the hill, as the road narrows to a single lane, pass a small terrace of houses on your right, then turn left along Carreg y Garth. At the end of the narrow lane turn to the left and Frondirion will be on your right.

What3words reference…suppose.self.worlds



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Oil 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 D.

Energy Performance Rating

The property has the following EPC rating: To be confirmed. See EPC report for full information.


LOVE











Commanding extensive views, Frondirion is a spacious 3 bedroom, Detached family home full of original features, including an impressive inglenook fireplace, the sunsets are simply stunning.

Entrance Hall	
Lounge	*4.75m x 5.99m (15'7" x 19'8") max dimensions*
Kitchen/Diner	*2.39m x 5.99m (7'10" x 19'8")*
First Floor Landing	
Bedroom 1	*3.27m x 3.30m (10'9" x 10'10") max dimensions*
Bedroom 2	*3.27m x 2.69m (10'9" x 8'10")*
Bedroom 3	*2.39m x 3.30m (7'10" x 10'10")*
Bathroom	*2.39m x 2.69m (7'10" x 8'10")*

- Detached Double Fronted Family Home
- Fantastic Far Reaching Views
- Spacious Lounge With An Inglenook Fire
- Modern Kitchen/Diner
- 3 Double Bedrooms
- Part Tiled Bathroom
- Manageable Size Front Garden
- Off Road Parking For 2 Vehicles
- Oil Central Heating
- Solar Panels






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