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2 Hen Gapel, Caeathro, Caernarfon, Gwynedd, LL55 2ST

Asking Price: £139,950

EPC Rating: F

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Summary

A well-presented two-Bedroom Terraced property situated in the village of Caeathro. The property has been renovated to a good standard and offers well-proportioned accommodation comprising a spacious open-plan Lounge/Diner with log-burning stove, contemporary Kitchen and ground-floor Bathroom, together with two first-floor Bedrooms. Externally, the property benefits from a good-sized rear garden and a useful brick-built storage shed. Caeathro offers a local fuel station with convenience store, while a wider range of amenities can be found a short drive away in the historic town of Caernarfon. These include independent shops and businesses, supermarkets, and both primary and secondary schools. The accommodation briefly comprises an open-plan Lounge/Diner featuring a log-burning stove set within the chimney breast, with a second chimney breast further along providing an attractive log-storage feature. A decorative panelled wall sits between the two chimney breasts, while stairs rise to the first floor, with the understairs area thoughtfully utilised as a home office space. A front-facing window provides natural light, and an open aspect leads through to the Kitchen. An inner hallway connects to the contemporary Kitchen, fitted with modern gloss-fronted cabinets and wood-effect worktops. Further features include an integrated hob, oven and extractor, under-counter fridge and freezer, together with plumbing for a washing machine. A window and external door provide access to the rear garden. Completing the ground floor is a modern Bathroom fitted with a bath and overhead rainfall shower, W/C, washbasin and heated towel rail. The room also benefits from partially tiled walls and vinyl flooring. To the first floor are two Bedrooms, one enjoying a front-facing aspect and the other overlooking the rear. Loft access is available from the Landing. Externally, the rear garden is of a good size and comprises a paved concrete seating area leading onto a lawned section. The garden is enclosed by fencing and benefits from a gate and boundary wall providing rear access. There is also a useful brick-built outbuilding, ideal for storage. To the front, a metal entrance gate and boundary wall lead to a low-maintenance garden area, with a slate pathway providing access to the front door. The property further benefits from LPG central heating and uPVC double glazing.

Directions

From Caernarfon, follow the A4085 in the direction of Beddgelert. After approximately 1 mile after leaving Caernarfon, you will enter the small village of Caeathro. Continue up the hill passing Glan Gwna Holiday Park and continue past the staggered crossroads where you'll find the property on the left-hand side before the fuel station.

What3Words: eyelashes.branched.caravans



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

LPG 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: F. See EPC report for full information.

Agents Notes

Please note that a section of the boundary is not included and will need to be confirmed at point of sale. This will need to be considered, as it may cause a delay in the conveyancing process.













A recently renovated two-Bedroom terraced property in Caeathro, offering contemporary living accommodation, a log-burning stove, modern Kitchen and Bathroom, and a good-sized enclosed rear garden.

Ground Floor

Lounge/Diner	***6.34m x 3.53m (20'10" x 11'7") Max. dimensions***
Kitchen	***3.56m x 1.81m (11'8" x 5'11")***
Bathroom	***2.55m x 1.34m (8'4" x 4'5")***

First Floor Landing

Bedroom 1	***3.89m x 3.47m (12'9" x 11'5") Max. dimensions***
Bedroom 2	***2.75m x 2.71m (9' x 8'11")***

Out Shed

- Terraced Property
- 2 Bedrooms
- 1 Bathroom
- Open-Plan Lounge/Diner
- Contemporary Kitchen with Integrated Appliances
- Recently Renovated
- Good-sized Garden with Brick-Built Out Shed
- LPG Central Heating & uPVC Double Glazing





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