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Dol Werdd, Station Road, Llanrug, Caernarfon, Gwynedd LL55 4BE

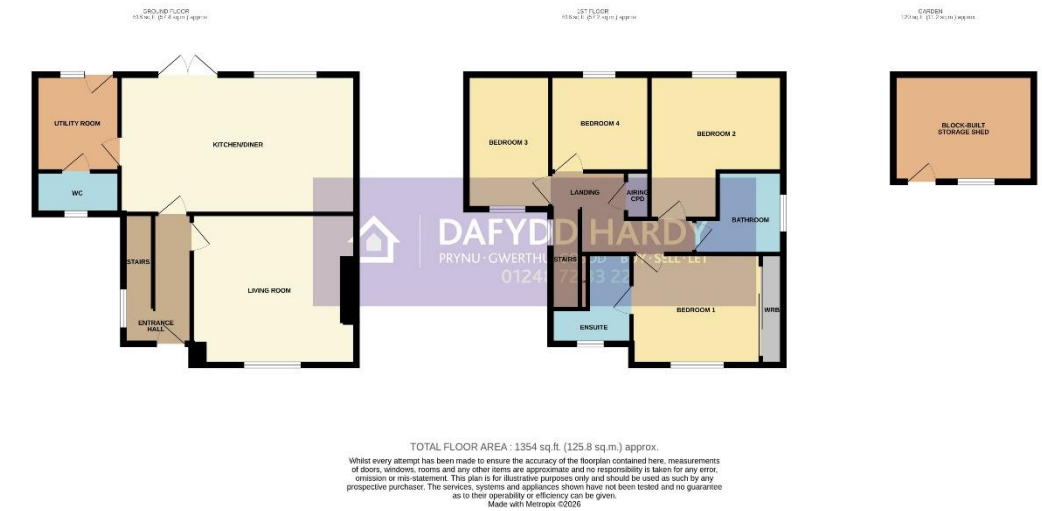
Asking Price: £395,000

EPC Rating: B

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Summary

A beautifully presented four Bedroom Detached property, ideally situated in a central village location in Llanrug. Built in 2020, this modern home offers spacious and contemporary accommodation throughout, including an impressive Kitchen/Diner with adjoining Utility Room and ground-floor W/C, four well-proportioned Bedrooms, with the principal Bedroom benefiting from an Ensuite Shower Room, and a stylish Family Bathroom. Externally, the property enjoys a generous rear garden with a versatile block-built outbuilding, ample off-road parking to the front and attractive views towards Yr Wyddfa (Snowdon) and the surrounding mountain ranges. Llanrug offers an excellent range of everyday amenities, including convenience stores, a butcher, public house, primary and secondary schools. Further facilities and amenities can be found in the historic town of Caernarfon, approximately a 10-minute drive away. The accommodation begins with a welcoming Entrance Hall, featuring stairs rising to the first floor, useful understairs storage and attractive Polyflor flooring, which continues through the ground floor. To the front of the property is the generously proportioned Lounge, featuring bespoke fitted shelving and storage units either side of the chimney breast, creating an attractive focal point. To the rear is the impressive Kitchen/Diner, fitted with stylish duck egg blue cabinetry complemented by Quartz work surfaces. Further features include a beautiful range cooker with integrated double-width extractor, integrated dishwasher and a useful corner Pantry cupboard. Double patio doors and a rear-facing window allow plenty of natural light to flood the space while providing direct access to the garden, creating an ideal setting for everyday family life and entertaining. Adjoining the Kitchen/Diner is a practical Utility Room, fitted with a work surface, plumbing for a washing machine and its own external door and window overlooking and providing access to the rear garden. Completing the ground floor is a convenient W/C, fitted with a wall-mounted washbasin. Stairs lead to the first-floor Landing, which benefits from loft access via a pull-down ladder, with the loft space being boarded, together with a useful airing cupboard providing storage for towels and linen. There are four well-proportioned Bedrooms, with the principal Bedroom situated to the front of the property, enjoying attractive views towards Yr Wyddfa and the surrounding mountain ranges. It further benefits from a full-width fitted wardrobe with glass-panelled frontage and a private Ensuite Shower Room, comprising an electric shower cubicle, W/C, washbasin set within a vanity unit, heated towel rail, partially tiled walls and tiled flooring. The remaining three Bedrooms are positioned to the rear, enjoying pleasant outlooks over the garden. Completing the first floor is the well-appointed family Bathroom, fitted with a bath and rainfall shower over, W/C, washbasin, heated towel rail, partially tiled walls and tiled flooring. Outside, the rear garden is a particularly appealing feature, offering a generous and versatile outdoor space. A paved patio extends across the full width of the property, providing an ideal area for outdoor dining, entertaining and relaxation. Steps lead up from the patio, via a retaining wall, to a substantial lawned garden, enclosed by surrounding fencing. To the rear is a useful block-built outbuilding, currently utilised for storage, which benefits from power, lighting and a window. This versatile space offers excellent potential for use as a home office, gym or hobby room. To the front, a tarmac driveway provides off-road parking for at least three vehicles, complemented by a front hedgerow and a boundary wall to the right-hand side. A pathway continues along the side of the property to a secure gate, providing convenient additional access to the rear garden. Further benefits include gas central heating, uPVC double glazing and three solar panels.



Directions: From our Caernarfon office, continue through the town centre, following signs for Llanberis (A4086). At the roundabout, take the second exit continuing on the A4086 towards Llanberis and continue for approximately 3 miles into the village of Llanrug. In the main square in Llanrug, take the second left onto Station Road. Continue past the butchers and convenience store. As the road starts to descend down the hill, the property can be found on the left-hand side opposite the terraced houses. **What3Words: cocoons.lotteries.juggler**

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 E.













A beautifully presented four-Bedroom Detached home, built in 2020 and situated in the heart of Llanrug, offering spacious contemporary accommodation, a generous garden with versatile outbuilding, off-road parking and views towards Yr Wyddfa.

Ground Floor	
Entrance Hall	
Living Room	*4.48m x 4.14m (14'8" x 13'7") Max. dimensions*
Kitchen/Diner	*6.47m x 3.81m (21'3" x 12'6")*
Utility Room	*2.58m x 2.31m (8'6" x 7'7")*
W/C	*2.31m x 0.92m (7'7" x 3')*
First Floor Landing	
Bedroom 1	*4.13m x 3.00m (13'7" x 9'10")*
Ensuite Shower Room	*2.45m x 2.23m (8' x 7'4") Max. dimensions, L-shaped*
Bedroom 2	*3.93m x 3.66m (12'11" x 12') Max. dimensions, L-shaped*
Bedroom 3	*3.66m x 2.30m (12' x 7'7")*
Bedroom 4	*2.70m x 2.63m (8'10" x 8'8")*
Bathroom	*2.42m x 2.22m (7'11" x 7'3") Max. dimensions, L-shaped*
Outbuilding	*3.83m x 2.92m (12'7" x 9'7")*

- Beautifully Presented Detached Home - Built in 2020
- Contemporary and Spacious Accommodation Throughout
- Generous Kitchen/Diner Fitted with Quartz Worktops & Range Cooker
- 4 Bedrooms with Ensuite Shower Room
- Modern Family Bathroom
- Enclosed Rear Garden with Versatile Block-Built Outbuilding
- Off-Road Parking to Front
- Gas Central Heating, Solar Panels & uPVC Double Glazing






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