



17 Gwynant Street | Beddgelert | LL55 4LY

DELIGHTFUL STONE COTTAGE ATTRACTIVE INVESTMENT WITH FUTURE HOLIDAY BOOKINGS CONFIRMED*** LOCATED IN THE SNOWDONIA VILLAGE OF BEDDGELERT*** Close to the centre of the village "Bryn Cilio" is currently a holiday let property with future bookings confirmed. A lovely two bedroom end terraced cottage, upgraded whilst retaining many original features, including an inglenook fireplace with multi fuel stove. Two bathrooms, living room, and kitchen/breakfast room. Also benefiting from electric central heating system, rear courtyard patio area, and offered with NO ONWARD CHAIN!! EPC Exempt. Council Tax Not Applicable (business rates apply). Freehold.

Asking Price Of £225,000

- End Terrace Stone Cottage
- Two Bedrooms
- Family Bathroom & En-Suite
- Living Room & Kitchen Breakfast Room
- Inglenook Fireplace With Multi Fuel Stove

Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

LIVING ROOM

12' 0" x 20' 0" (3.66m x 6.1m)

KITCHEN BREAKFAST ROOM

13' 0" x 12' 7" (3.96m x 3.84m)

LANDING

BEDROOM ONE

13' 9" x 11' 11" (4.19m x 3.63m)

BEDROOM TWO

12' 5" x 9' 11" (3.78m x 3.02m)

ENSUITE

REAR COURTYARD

GENERAL INFORMATION / MATERIAL INFORMATION

PARTS C

Gwynedd County Council. Council Tax Not Applicable -

Business Rates Apply. EPC Exempt.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Stone Construction.

Access to the side of property shared with other residents.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these

details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

Tenure

Freehold

Council Tax Band

Exempt

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements