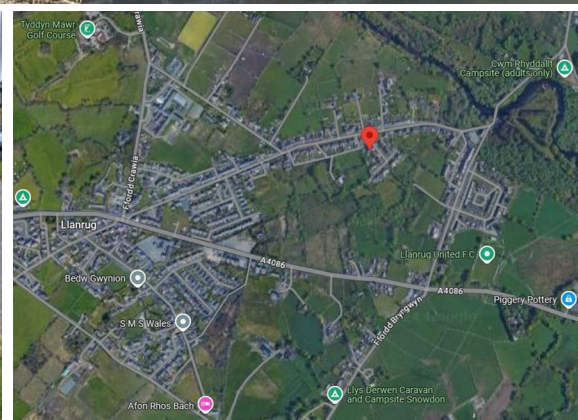




## Tal-Y-Bont, Llanrug

### 4 Bed House

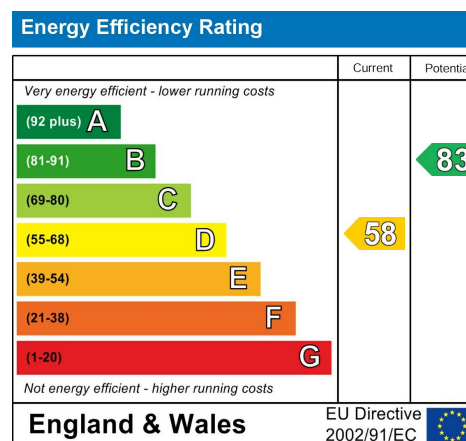
**Asking Price**  
**£260,000**



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- Spacious Four Bedroom Family Home
- Garage
- Ample Communal Living Space
- EPC D
- Front & Rear Garden
- Ground Floor Extension
- Rental Occupants in Situ
- Council Tax Band D



Attractive four bedroom family home, located on the edge of the rural village of Llanrug.

The property has been well configured to accommodate two living areas, four bedrooms, open plan kitchen/diner and separate dining room. Currently utilised as a rental investment property, with occupants in situ.

Ground floor composition: living room, WC, dining room, open plan kitchen/diner and additional communal living room at the rear of the property.

First floor composition: four bedrooms, airing cupboard and bathroom with a shower, WC and sink basin.

Benefitting from a front garden and spacious rear garden overlooking surrounding fields. The property receives ample sunlight, with a bright and airy feel throughout. A key feature is the private driveway parking in addition to a car garage at the rear.

Positioned on the doorstep of Snowdonia National Park and close to the A55 dual-carriageway, providing a convenient transport link for commuters.

VIEWING BY APPOINTMENT ONLY.

## CONTACT

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