



RE/MAX

PROPERTY HUB



3 Maes Y Ffynnon, Bethel, LL55 1WA

Asking price £495,000

NEW BUILD - Ready Late 2023

Stunning new build coming to the open market, ready end of 2023, grab it now before it goes, 5 bedroom detached family home that is occupied on a stunning plot with superior countryside outlook at the rear, the property is now under construction therefore now is the time where you can pick your kitchen design, your bathrooms and your en suites as you please, and not forgetting what flooring finish you wish for subject to costs. The property comes to the market with 5 double bedrooms, with the ground floor bedroom operating as a study or extra bedroom, to the rear is a large open plan living area which overlooks towards the countryside, this has to be a MUST VIEW

Full description

NEW BUILD - Ready Late 2023

TENURE – FREEHOLD

BUILD - NEW TRADITIONAL BUILD

ITEMS INCLUDED AND NOT INCLUDED

Included - Internal - Kitchen Up to £7,500 (anything further will be extra) / Bathrooms and En Suite and Cloak room subject to price Included External - Render as Neighbour / Double Glazed Windows as neighbours Not Included Internal - Flooring (Your choice) Not Included External - Render as Neighbour change of colour

LOCATION – Bethel. Caernarfon 3.5 miles, Llanberis 6 miles. Bethel is a small village with one pub, a Post Office, and a 9-hole golf course nearby. The village is situated in the foothills of the Snowdonia Mountain Range, only 5 miles from famous Llanberis. Dominated by the grandeur of the Snowdon Massif, Llanberis is flanked by two lakes, Llyn Padarn and Llyn Peris, and is one of the most popular mountain tourist centres in the Snowdonia National Park. Llanberis is something of a 'mecca' for walkers and climbers, being the starting point for the ascent of Snowdon—the highest mountain in Wales. The ascent can be made either by train, on the Snowdonia Mountain Railway, or on foot along one of the many routes to the summit. Llanberis boasts excellent places to eat and drink and a great choice of shopping. Just 4 miles from Bethel, on the coast, is Caernarfon with its magnificent 13th century castle and town walls and close by are National Trust properties at Penrhyn and Plas Newydd and many wonderful beaches.

PROPERTY BRIEF - Stunning new build coming to the open market, ready end of 2023, grab it now before it goes, 5 bedroom detached family home that is occupied on a stunning plot with superior countryside outlook at the rear, the property is now under construction therefore now is the time where you can pick your kitchen design, your bathrooms and your en suites as you please, and not forgetting what flooring finish you wish for subject to costs. The property comes to the market with 5 double bedrooms, with the ground floor bedroom operating as a study or extra bedroom, to the rear is a large open plan living area which outlooks towards the countryside, this has to be a MUST VIEW

PROPERTY CONFIGURATION

GROUND FLOOR - Storm Porch, Reception Hallway, Living Room Bedroom (5) / Study, Open Plan Living Area, Family Area, Dining / Sitting Area, Kitchen / Breakfast Area, Utility Room, Cloakroom, Boiler Room, Storage Room,

FIRST FLOOR - First Floor Gallery Landing, Master Bedroom, Master En Suite, Bedroom 2, Bedroom 3, Bedroom 4, Family Bathroom

OUTSIDE - To The Front, Low Level High Quality Block Wall surround with vehicle opening, pathway leading to the front door and around the property, with sitting area and grass area. To The Sides, High

Level Block Wall with pathway surround. To The Rear, Low Level Wall so you can see the countryside views, grass area to relax

PARKING - To The Front, Parking for vast amount of cars

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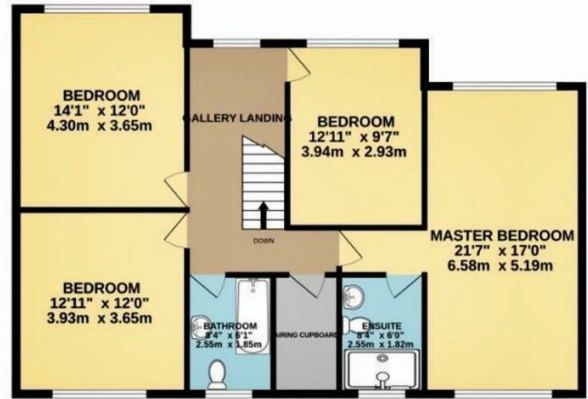
SERVICES AND HEATING – Services: Water, Foul Services, Electricity. Heating: Gas

Floor Plan

GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.