



RE/MAX

PROPERTY HUB



30 High Street, Caernarfon, LL55 4EU

Offers in the region of £325,000

SOLD WITH NO ONWARD CHAIN - WITH PARKING

Conveniently situated in Llanberis High Street, a most impressive End Terrace three storey Victorian Townhouse with an easy to maintain 30ft Garden, a Car Port and wonderful views to the rear across to Padarn Lake and the Mountains beyond. Benefitting from uPVC Double Glazing and Gas Central Heating, the well-appointed accommodation briefly comprises: Entrance Porch, Entrance Hall, modern fitted Kitchen/Breakfast Room, Dining Room, Sitting Room. To the First Floor, there are Three Double Bedrooms and Two Shower Rooms with a further Three Bedrooms to the Second Floor. In addition, there is a useful Three-Room Basement offering excellent storage space.

Full description

LOCATION – LLANBERIS

Caernarfon, 7 miles; Bangor, 10 miles; Betws-y-Coed, 17 miles. 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. In fact, Llanberis is something of a mecca for walkers and climbers, being the starting point for the ascent of Snowdon—the highest mountain in England and Wales. The ascent can be made either by train via the Snowdon Mountain Railway, or on foot along one of the many routes to the summit. Each year, major racing events attract thousands to the area: The fast Snowdon Race to the summit, held in July every year, a triathlon known as the world's toughest, and The Snowdonia Marathon, held in October—a gruelling 26-mile course that starts and finishes in Llanberis, circumnavigating the Snowdon Massif. The area is also popular for mountain biking, open water swimming and stand-up paddle boarding. Within Llanberis itself there are excellent places to eat and drink and a great choice of shopping. Just 7 miles from Llanberis on the coast is Caernarfon with its magnificent castle and town walls and close by are National Trust properties at Penrhyn, Plas Newydd and Bodnant Gardens. Please note that there is tremendous scope to develop the property further as a B&B establishment, or family home.

PROPERTY BRIEF - Conveniently situated in Llanberis High Street, a most impressive End Terrace three storey Victorian Townhouse with an easy to maintain 30ft Garden, a Car Port and wonderful views to the rear across to Padarn Lake and the Mountains beyond. Benefitting from Upvc Double Glazing and Gas Central Heating, the well appointed accommodation briefly comprises:- Entrance Porch, Entrance Hall, modern fitted Kitchen/Breakfast Room, Dining Room, Sitting Room. To the First Floor, there are Three Double Bedrooms and Two Shower Rooms with a further Three Bedrooms to the Second Floor. In addition, there is a useful Three Room Basement offering excellent storage space.

PROPERTY CONFIGURATION

GROUND FLOOR - Entrance Porch: Overhead meter, cupboards, glazed shelf, dado rail, door to the Entrance Hall: Radiator, telephone point, coved ceiling, plate shelf, under-stairs cupboard. Dining Room: 15' 5 x 12' 6 (4.70m x 3.81m) uPVC double glazed bow window (front aspect), tiled fireplace with a tiled hearth and a fitted gas fire, radiator with shelf above, coved ceiling, two wall light points. Sitting Room: 13' 0 x 12' 5 (3.96m x 3.78m) uPVC double glazed window (rear aspect, view to the Mountains, partial view to Padarn Lake), feature fireplace with a marble effect raised hearth and a coal effect gas fire with mantel shelf over, coved ceiling, radiator, dado rail, tv point. Glazed door from

the Hallway to the:-Spacious Kitchen/Diner: 14' 7 x 10' 0 (4.45m x 3.05m) not measured into the door recess, uPVC double glazed window (rear aspect, view to the Mountains and partial view to Padarn Lake), double glazed side outer door, modern fitted kitchen comprising range of timber effect worksurfacing, single drainer stainless steel sink unit with mixer tap, tiled splashback, range of limed oak effect base cupboards and drawers, matching range of wall units, larder unit, tiled splashback, radiator, space and plumbing for a washing machine, dishwasher and tumble dryer, space for a fridge/freezer, further storage cupboards, hot water/central heating digital timer, coved ceiling, radiator, telephone point. Stairs from the Entrance Hall to the:

FIRST FLOOR: First Floor Landing, uPVC double glazed window (magnificent views across to Padarn Lake and the Mountains beyond), radiator. Bedroom 1: 11' 2 x 7' 0 (3.40m x 2.13m) uPVC double glazed window (rear aspect, view to Padarn Lake and the Mountains beyond), pedestal wash hand basin with tiled splashback, mirror and shaver light over, radiator, coved ceiling, overbed reading light, tv point. Bedroom 2: 11' 7 x 9' 5 (3.53m x 2.87m) not measured into the door recess, uPVC double glazed part leaded window (front aspect), pedestal wash hand basin with a tiled splashback, mirror and glazed shelf over, radiator, tv point, overbed reading light, coved ceiling. Bedroom 3: 11' 7 x 8' 3 (3.53m x 2.51m) uPVC double glazed part leaded window (front aspect), built in wardrobes with overhead storage, pedestal wash hand basin with a tiled splashback and mirror over, tv point, radiator, coved ceiling. Shower Room 1: Shower cubicle with double doors and an Aqualisa shower, plumbed in low flush WC, pedestal wash hand basin with mono tap, heated towel rail/radiator, part tiled walls, arched mirror with light over, extractor fan. Shower Room 2: Frosted glass double glazed window (rear aspect), double shower cubicle with a tiled splashback, Galaxy Aqua shower unit, wash hand basin set in a surround with storage cupboards under, further matching drawers/ shelving and storage to the side, arched mirror with light over, tiled splashback, shaver point, low flush WC, extractor fan, coved ceiling, radiator. Stairs to the:

SECOND FLOOR: Second Floor Landing: uPVC double glazed window (rear aspect, view across Padarn lake to the Mountains), telephone point. Bedroom 4: 17' 4 x 9' 7 (5.28m x 2.92m) not measured into the recess, uPVC double glazed part leaded window (front aspect), pedestal wash hand basin with a tiled splashback, shaver light and mirror over, radiator. Bedroom 5: 12' 9 x 11' 8 (3.89m x 3.56m) uPVC double glazed window (rear aspect, view to Padarn Lake and the Mountains beyond), pedestal wash hand basin, coved ceiling, airing cupboard containing the hot water cylinder and slatted shelving, radiator. Bedroom 6: 14' 3 x 8'

5 (4.34m x 2.57m) uPVC double glazed part leaded window (front aspect), coved ceiling, access hatch to the Loft, pedestal wash hand basin set in surround with cupboards under, radiator.

LOWER GROUND FLOOR / BASEMENT - Part glazed door to the Three Room Basement: Room 1: 6' 5 x 5' 10 (1.96m x 1.78m) Water tap, slate flag flooring. Room 2: 28' 7 x 17' 7 (8.71m x 5.36m) Providing ample storage with slate flag flooring. Room 3: 14' 3 x 10' 0 (4.34m x 3.05m) Sash window (rear aspect), gas fired boiler (serves the hot water and central heating), work bench, slate flag flooring

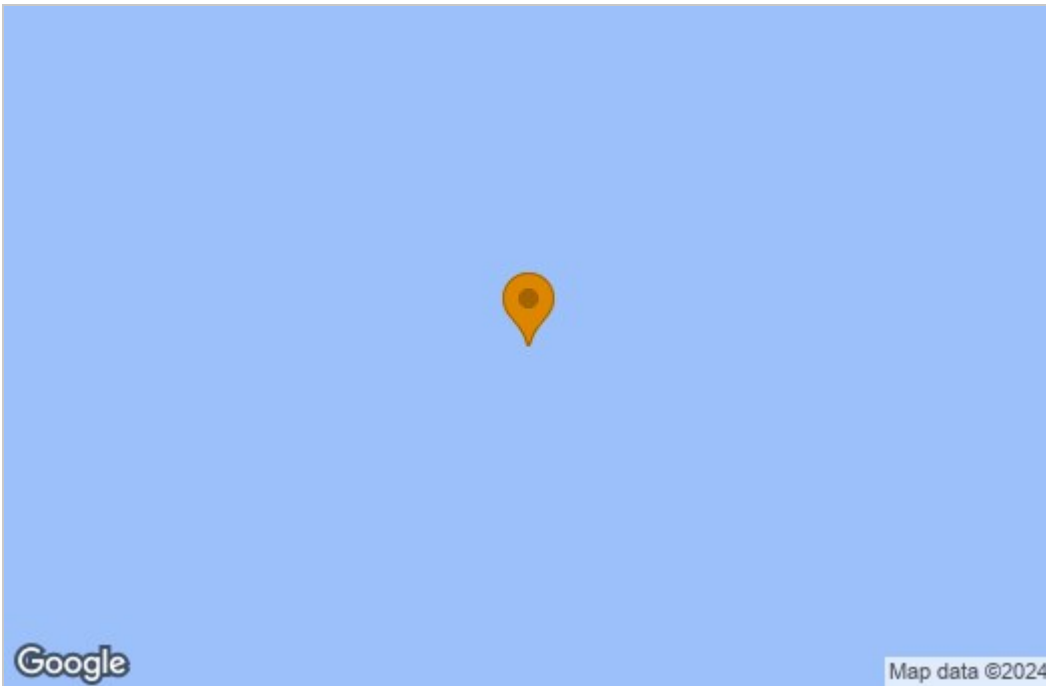
OUTSIDE - TO THE REAR: Adjacent to the Kitchen door, there is an area laid to concrete with steps leading down to the Garden Area which extends to approx. 30ft and is mainly laid to lawn with established shrubs, plants and flower borders, security light. TO THE FRONT: Stone Wall and Gate that leads you to the front door, small sitting area to the front.

PARKING - Parking for 2 cars

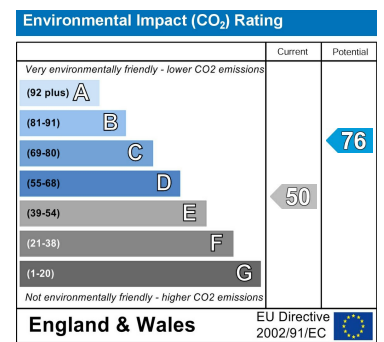
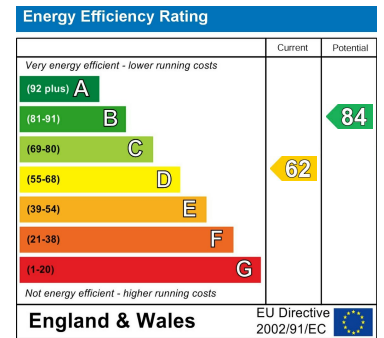
SERVICES AND HEATING - Services - Mains - Water Services - Mains - Foul Services - Mains - Electricity. Heating - Mains - Gas

Floor Plan

Area Map



Energy Efficiency Graph



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