



RE/MAX

PROPERTY HUB



2 Bryn Gro, Cwm Y Glo, LL55 4DH

Offers in the region of £150,000

"3BEDROOM Mid Mews HOUSE WITH PARKING and Garage , FRONT AND extended REAR GARDEN AND sun Terrace AREA"

Sitting above the rural village of Cwm y Glo, near Caernarfon, this spacious mid mews Home, enjoys stunning views of the surrounding countryside and features lots of original features including an added bonus of extra parcel of land that comes with the property, this would be a great starter.

Set in an elevated position and enjoy superb views of the surrounding countryside, 2 Bryn Gro is a great opportunity if you are looking for a spacious home. The well proportioned accommodation briefly comprises of a large Lounge that features fireplace. Towards the rear of the lounge, through the kitchen is access to the rear sun terrace.. The kitchen is a generous size, which is equipped with an Electric Oven and hob and a washing machine point. Completing the ground floor accommodation is an entrance hallway with access to the first floor. The Bonus of this home is the fact the bathroom is located in the ground floor and it comes with Utility Area , Upstairs are 3 good size Double Bedrooms. We highly recommend you book a viewing to fully appreciate this spacious home that enjoys superb views across the valley.

To the front of the property is a garden area where you can sit and relax and to the rear is a sun trap with the sun terrace, further on is a added ;Ariel of land that comes with stunning views.

The Property comes with parking and garage means, and the added bonus of the outside building with outside taps etc.

Tenure

Freehold

Location

LOCATION - CWM - Y - GLO (LLANBERIS)

Llanberis 1.5 miles;

Caernarfon 4 miles;

Betws-y-Coed 15 miles.

Cwm-y-Glo is a small village situated in the foothills of the Snowdonia Mountain Range, just 1.5 miles from famous Llanberis. The village offers, shop, bakery, post office and internet café, along with wonderful walks amidst stunning scenery. Dominated by the grandeur of the Snowdon Massif, nearby 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. Something of a 'mecca' for walkers and climbers, Llanberis is the starting point for the ascent of Snowdon - the highest mountain in England and Wales. The ascent can be made 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, while also within easy reach are Caernarfon, with its magnificent 13th Century castle and town walls, National Trust properties at Penrhyn and Plas Newydd and many wonderful sandy beaches.

The Brief

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Services and Heating

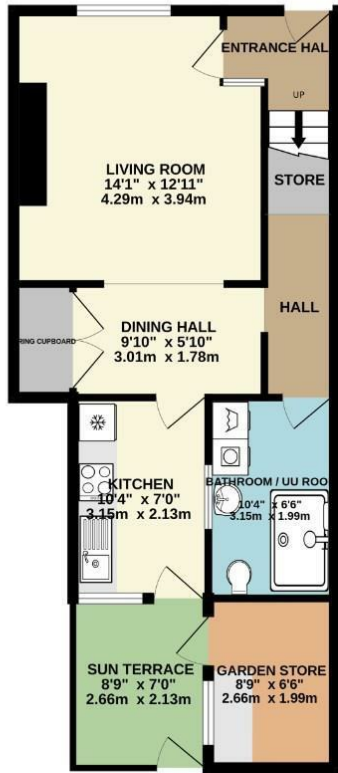
Mains Water

Mains Foul

Mains Electricity

Floor Plan

GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



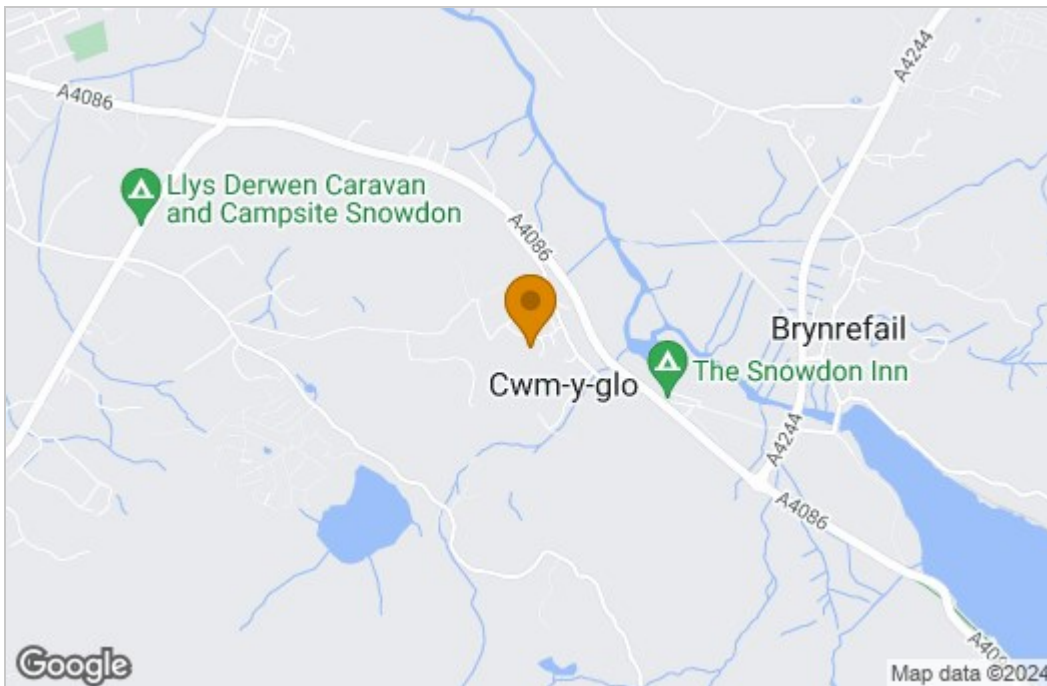
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.