



## Fron Deg

Rhostryfan, Caernarfon, LL54 7AZ

**£200,000**

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## Entrance Porchway

Suitable for coat and shoe storage before entering the main property.

## Open Plan Kitchen / Dining Area / Living Room

23'9" x 14'0" (7.25m x 4.27m)

The focal point of the property; a real 'family room' setting brimming with bright open spaces and perfectly designed kitchen area. Benefit from space for a dining table or make the most of the breakfast bar in situ, with bi-fold doors leading out onto the charming garden space.

The kitchen offers an array of quality wall and base units complimented by quartz work surfaces. Equipped with top of the range Bosch appliances, you really understand the quality of workmanship put into these bungalows.

## Bedroom One

10'9" x 9'6" (3.30m x 2.90m)

Double bedroom to the rear of the bungalow with double glazed window looking into the garden.

## Bedroom Two

10'9" x 8'9" (3.30m x 2.69m)

Double bedroom to the front of the bungalow with

double glazed window looking into the front garden area.

## Bathroom

7'6" x 4'11" (2.30m x 1.50m)

Modern three piece suite with bathtub housing over head shower, wash basin and WC. Privacy glass double glazed window.

## External

The front garden plays home to mature flower bed with recently planted shrubs to finish. Complimented by driveway that leads on to the single garage unit.

The rear garden is enclosed with a mix of patio and lawn area. Tiered with access to the rear of the garage

## Single Garage

19'0" x 11'1" (5.80m x 3.40m)

Roller shutter door. Access into the garage unit from the rear garden as secondary entry point.

## PLEASE NOTE

Please be aware the images in this advert are for illustration purposes. The images taken reflect the original show home and some of the variations. The



development of four units completes the larger development. Kitchen style and layout may vary depending on each unit, as the units are now completed the style is now fixed and will not be subject to individual changes.

### **Services**

We are advised by the developer that, mains electricity and mains water are in situ at the development. The property is also fitted with PV Solar System w/Inverter. All due diligence by any proposed buyer advised as no services or appliances have been checked by ourselves or any member at Idris Estates.

### **Council Tax**

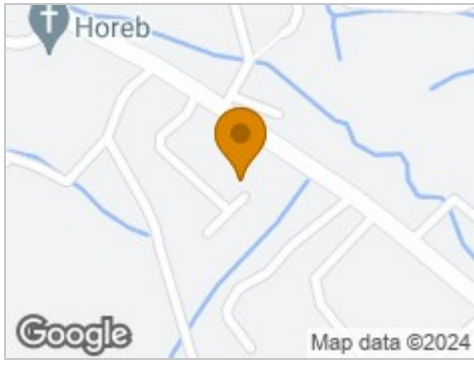
The council tax band for this property hasn't yet been set.

### **EPC**

We are advised the EPC rating will be a High C.



## Road Map



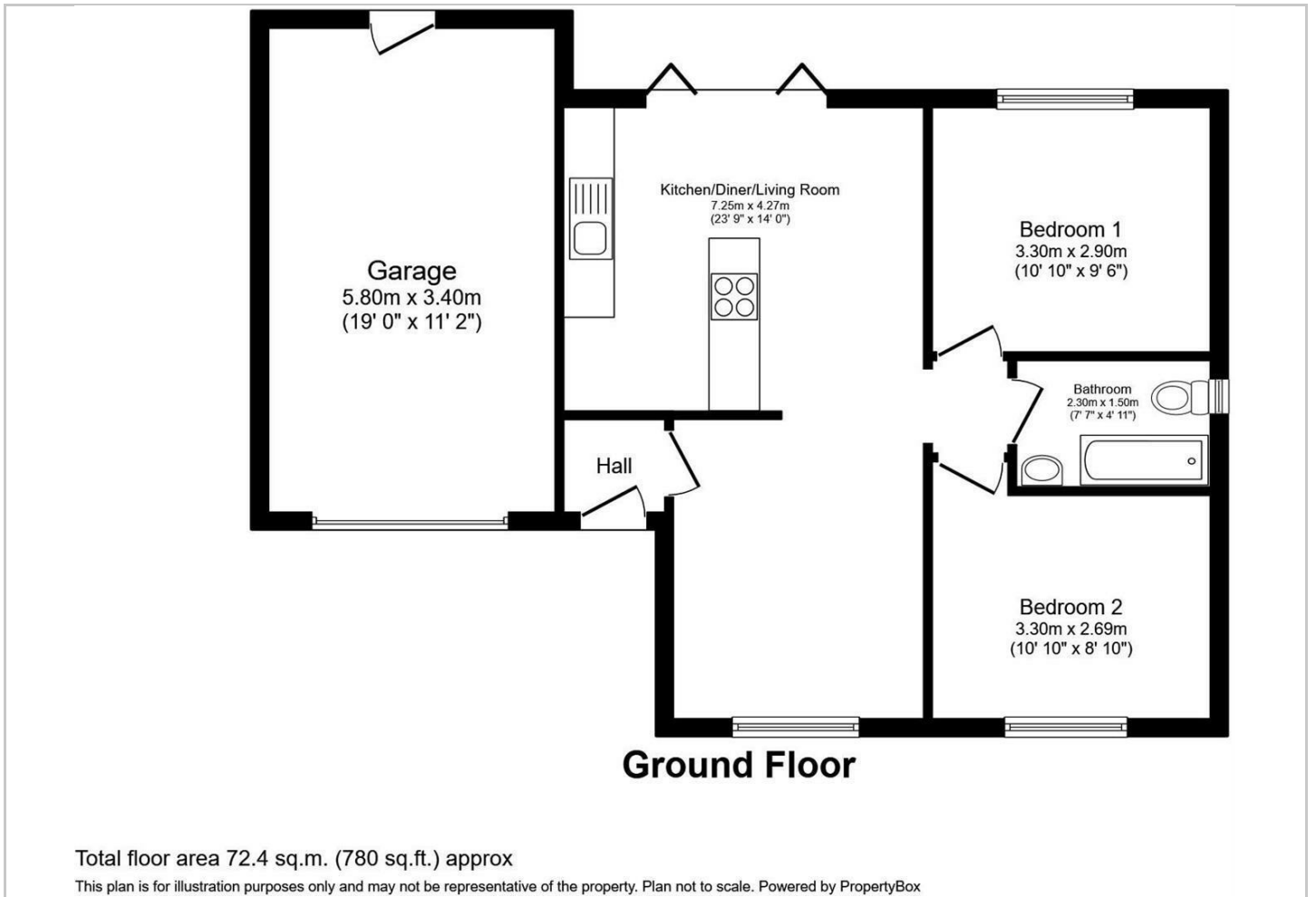
## Hybrid Map



## Terrain Map



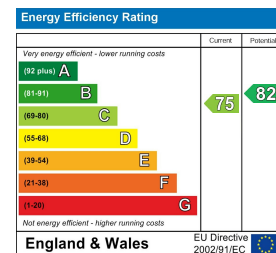
## Floor Plan



## Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.