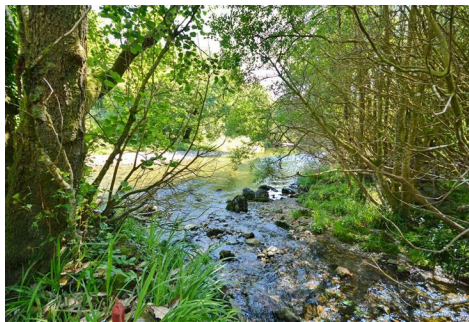




## Aberglaslyn Lodge , Caernarfon, LL55 4YF

### £450,000

Spanning an impressive 1,776 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. One of the standout features of this bungalow is its potential to be transformed into a four-bedroom residence, making it an ideal choice for families or those looking to accommodate guests, coupled with two bathrooms, this home is designed for comfort and convenience.

The property is set within enchanting woodland and riverside grounds, complete with fishing rights, allowing you to immerse yourself in the natural beauty that surrounds you.

The location is particularly advantageous, as it is just a stone's throw away from the charming village of Beddgelert, known for its stunning scenery and rich history. Additionally, the bustling town of Porthmadog is within easy reach, offering a variety of amenities and attractions.

The property provides plenty of off-road parking and features gated access, ensuring both privacy and security. This bungalow is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, space, and natural beauty. This property is sure to impress.

Aberglaslyn Lodge is situated at the mouth of the impressive Aberglaslyn Gorge in the heart of Snowdonia amidst protected Natural Trust woodland. This splendid Detached Residence, which exhibits much original charm and character, surrounded by mature woodland and gardens measuring approx. ¾ Acre, a section of which runs to the banks of the Glaslyn River from which fishing rights can be enjoyed. It's a property which certainly sits well within its surroundings - you can be assured of stunning scenery wherever you care to look and with the narrow gauge Welsh Highland Railway passing by on the opposite side of the valley, the sounds will definitely add a whole new evocative dimension to living in this rural community. This historic home was once the lodge, stables and coach house for Aberglaslyn Hall located nearby long since made into living accommodation with the stables section having been converted more recently into a fabulous lounge, an impressive room with vaulted ceiling and exposed 'A' frame with the addition of a multi-fuel stove. The kitchen is a fine room too and great come mealtimes where the patio doors can be thrown open to maximise the enjoyment of the location, especially during the warmer months. Benefiting from being predominantly double glazed and oil fired central heating, the accommodation briefly affords: Dining Kitchen, Hall, Bathroom, Family Room or Bedroom, Study, Sitting Room, Conservatory, two Bedrooms, a further Bathroom and Mezzanine Guest Bedroom.

DINING KITCHEN 14' 0" x 24' 11" (4.29m x 7.60m)

HALL 6' 3" x 7' 1" (1.91m x 2.17m)

BATHROOM 6' 3" x 9' 3" (1.93m x 2.84m)

FAMILY ROOM 21' 5" x 15' 4" (6.53m x 4.69m Max)

STUDY 10' 11" x 9' 4" (3.33m x 2.87m)

SITTING ROOM 11' 10" x 14' 11" (3.63m x 4.55m)

CONSERVATORY 10' 7" x 10' 9" (3.24m x 3.29m) Octagon shape - eight sided.

BEDROOM 1 12' 0" x 11' 5" (3.66m x 3.49m)

BEDROOM 2 12' 0" x 8' 11" (3.66m x 2.72m)

BATHROOM 7' 4" x 6' 4" (2.26m x 1.95m Max)

MEZZANINE 14' 0" x 24' 10" (4.29m x 7.57m)

OUTSIDE A gated driveway to the front provides off road parking and a wide and spacious patio. Lawns extend to the side whilst the majority of the garden lies to the rear being home to an eclectic mixture of mature woodland and decorative plants and shrubs. Running along the southern border is the River Goch. A further mature garden can be found on the opposite side of the road which extends to the Glaslyn River.

SERVICES We are informed by the seller this property benefits from mains Electricity. Private Drainage and Spring Water.

HEATING Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

TENURE We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

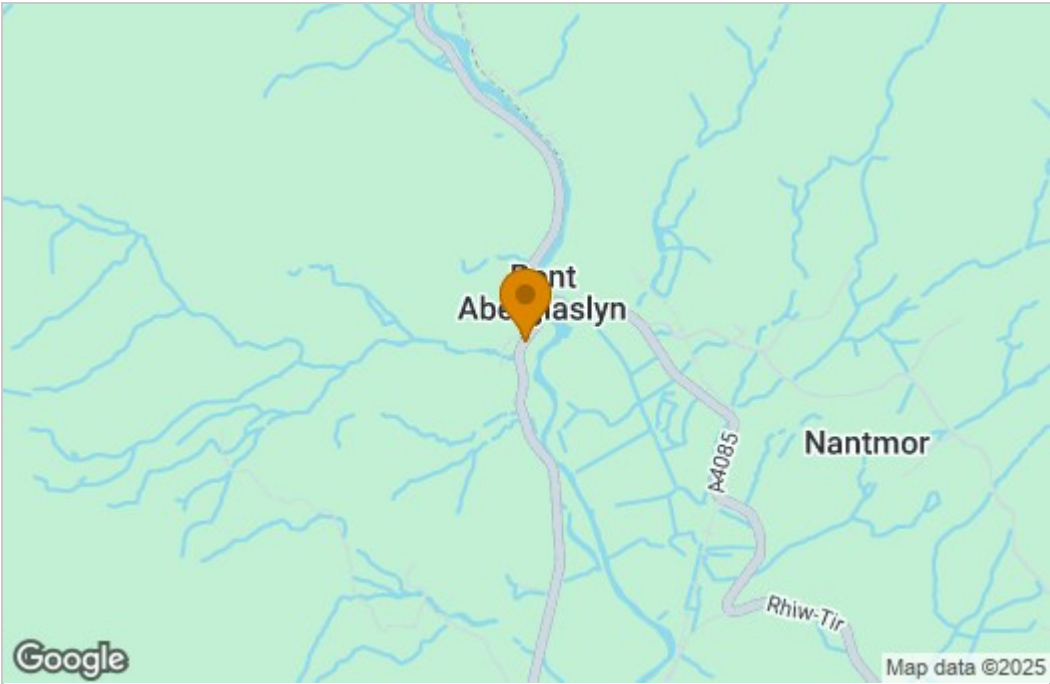
LOCATION Positioned at the head of the Vale of Glaslyn just 1½ a miles south of Beddgelert famous for the legend of Prince Llewellyn and his faithful hound, an idyllic setting renowned for its scenic beauty. The village has a general store/post office, range of hotels, cafes and restaurants and primary school. The Nantmor Halt on the Welsh Highland Railway is located nearby with seasonal trains to running between Caernarfon and Porthmadog, offering a memorable experience through stunning scenery. The bustling harbour town of Porthmadog is only some 6 miles and offers a wider range of shopping facilities and amenities. The surrounding area boasts a variety of outdoor pursuits including fishing, canoeing, biking, rock climbing, sandy beaches, golf courses and many scenic country walks. Interestingly, Neighbouring settlements sport many interesting architectural buildings, country homes and gardens built or designed by the renowned architect, Clough Williams-Ellis of Port Merion fame. Taking the scenic route to the historic castle town of Caernarfon is approximately 14 miles distant with the university city of Bangor some 9 miles further with convenient access to the A55 and the Isle of Anglesey.

Floor Plan

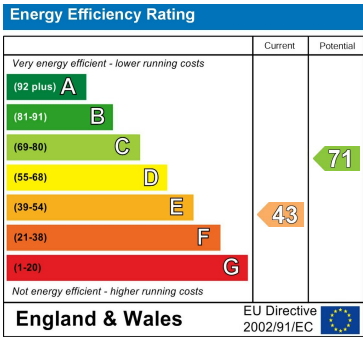


For illustrative purposes only ~ not to scale

Area Map



Energy Efficiency Graph



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