



Tom Parry

19, Gwynant Street, Beddgelert, LL55 4LY

£240,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented stone cottage located in the popular and much sought after Snowdonian village of Beddgelert.

Just a short walk from the centre of the village, "Quarryman's Cottage" is currently an established holiday let property; meeting Gwynedd Council's criteria for days let per annum. The property has been fully modernised in 2011, whilst retaining many original features including an inglenook fireplace in the living room. The property has the benefit of two bedrooms, one of which is en-suite.

This property has great potential as a home or investment opportunity and early viewing is recommended.

Our Ref: 1473

GROUND FLOOR

Lounge

with tiled flooring, radiator, open feature inglenook fireplace with wood burning stove, open stairwell to first floor.

Kitchen

with tiled flooring, radiator & patio doors to rear enclosed garden. Kitchen consist of a range of wall & base units, integrated slimline dishwasher, integrated washing machine, integrated oven with extractor over. stainless steel sink bowl & space for free standing fridge/freezer.

FIRST FLOOR

Bedroom 1

with carpet flooring, radiator, window to front.

Bathroom

with tiled flooring & walls, free standing shower cubicle with overhead "mira sport" shower, low level WC, sink basin, tiled surround Japanese style bath.

Bedroom 2

with carpet flooring, radiator, velux windows, door to ensuite.

En-suite

with tiled flooring & part tiled walls, low level WC, sink basin fitted in slate surround

EXTERNALLY

Enclosed rear yard with gate.

SERVICES

Mains water, electric, drainage.

MATERIAL INFORMATION

Council Tax - currently exempt as a holiday let.
Business Rates apply.
Tenure - Freehold

Parking - on street parking (not designated)







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

