



Tom Parry

17, Gwynant Street, Beddgelert, LL55 4LY

No offers £199,000

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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 Snowdonia village of Beddgelert.

Just a short walk from the centre of the village, "Bryn Cilio" is currently an established holiday let property. The cottage has been tastefully upgraded whilst retaining many original features including an inglenook fireplace in the living room inset with multi-fuel stove. There are two bedrooms on the first floor, one of which is ensuite, plus a family bathroom.

This property would make a charming home or alternatively offers an attractive investment opportunity. Early viewing is recommended.

Ref: P1476

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

Living Room

dual aspect room with feature stone wall; a multi fuel stove; two radiators; timber flooring; exposed ceiling beams; built-in storage cupboard

Kitchen/Breakfast Room

with range of built-in wall and base units; space for free standing electric oven with extractor over; stainless steel sink and drainer; space for undercounter fridge; integrated washing matching; built-in storage; timber flooring; radiator; door to side;

FIRST FLOOR

Landing

with timber panelled ceiling; built-in storage cupboard; radiator

Bedroom 1

with window to front; feature sloping ceiling part panelled and with loft access; radiator; carpet flooring

Bathroom

with suite comprising panelled bath with shower over and glass shower screen; low level WC; pedestal wash hand basin; tiled walls; vinyl flooring; radiator

Bedroom 2

with window overlooking garden; carpet flooring; radiator; door to Ensuite shower room

Ensuite to Bedroom 2

with shower cubicle; pedestal wash hand basin; low level WC; tiled walls; vinyl flooring; radiator

EXTERNALLY

The property benefits from a small enclosed raised terrace at front with gravel finish and shrubs.

At the rear there is a paved patio, accessed from side alleyway.

SERVICES

Mains Electric, Water & Drainage

MATERIAL INFORMATION

GII Listed Property

Tenure: Freehold

Gwynedd Council Tax - Not Applicable (Business Rates Apply)

On Street Parking

Access to side of property shared with other residences







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.



Floor Plan Awaited