



**Tom Parry**

**Bryn Gwynt, Beddgelert, LL55 4UU**

**£310,000**

## Bryn Gwynt , Beddgelert, LL55 4UU

Nestled in the charming village of Beddgelert, this detached cottage is a true gem waiting to be discovered. Boasting three cosy bedrooms, this character property offers a unique blend of traditional charm and modern comfort.

Situated in a semi-rural setting, the house provides a peaceful retreat only a short drive from the centre of the village. Imagine waking up to the breathtaking views of the local mountains right from your doorstep - a truly picturesque sight to behold.

Whether you are looking for a weekend getaway or a permanent residence, this property offers the perfect balance of tranquillity and convenience. Don't miss the opportunity to make this idyllic cottage your own and immerse yourself in the beauty of Beddgelert and the Snowdonia National Park.

**Our Ref: P1496**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Kitchen

with a range of wall and base units; tiled flooring; storage heater; under stairs storage; ceramic sink & drainer; space for free standing oven ; space for free standing fridge and stairs to loft.

#### Lounge

with inglenook housing log burning stove; carpet flooring; storage heater and door leading to conservatory.

#### Conservatory

with dual aspect double glazed surround to enjoy the stunning mountain views; vinyl flooring and storage heater

#### Shower Room

with freestanding shower and part panelled surround; was hand basin; electric towel rail and vinyl flooring

#### WC

with vinyl flooring and low level WC.

#### Storage Cupboard/Pantry

### FIRST FLOOR

#### Landing

#### Bedroom 1

with exposed floor boards and storage heater.

#### Bedroom 2

with exposed floor boards and storage heater.

#### Bedroom 3

with exposed floor boards and storage heater.

### EXTERNALLY

The property is set just below the main road between Beddgelert & Caernarfon and is accessed via a gated driveway. The property is surrounded by greenery, with mature trees and shrubs. There is also a concrete pathway all around making access to the front door and conservatory at the front easily accessible amongst the wonderful wildlife.

A storage shed is also accessible near the front door.

### SERVICES

Mains electricity & water. Private drainage.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D



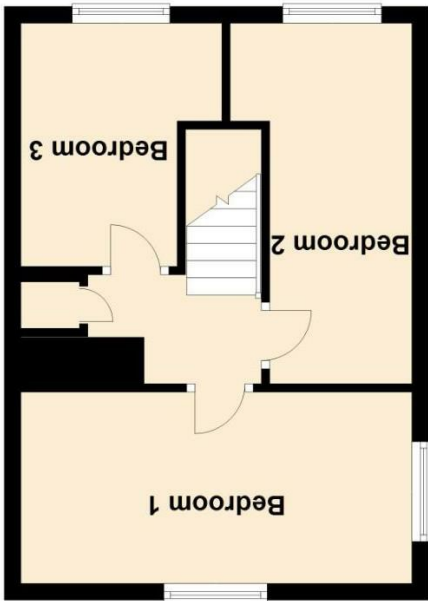




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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First Floor



Ground Floor

