



Tom Parry

Bwthyn Bach, Caernarfon Road, Beddgelert, LL55 4UY

£350,000

Bwthyn Bach Caernarfon Road, Beddgelert, LL55 4UY

Tom Parry & Co are delighted to offer for sale this fantastic cottage situated in the picturesque Snowdonian village of Beddgelert. This beautifully refurbished property boasts one reception room, three cosy bedrooms, and a modern bathroom, offering a comfortable and inviting living space for you and your family.

Tucked away behind the main street, this property provides ample room for relaxation and entertainment both internally and externally. The large area of land at the rear of the property is a rare find, perfect for gardening enthusiasts or those looking to create their own outdoor oasis.

Nestled in the heart of Beddgelert, this property offers a peaceful retreat surrounded by stunning natural beauty. Whether you enjoy leisurely walks in the countryside or exploring local shops and cafes, this location has something for everyone.

Early viewing is recommended.

Our Ref: P1521

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with slate flooring; built in shelving; cloak area and access to:

WC

with low level WC and wash basin set in vanity with mirror over

Open Plan Living/Kitchen Area

Kitchen Area

with a range of modern built in wall and base units with quartz worktop over; integrated electric oven; integrated microwave; integrated induction hob with extractor over; integrated wine fridge; integrated under counter fridge; one and a half bowl stainless steel sink and drainer; solid wood central island with granite top and slate flooring

Living Area

with 'French' doors opening to rear garden; log burning stove; modern electric panel heater and slate flooring

Rear Hallway/Utility Area

with built in units housing space and plumbing for washing machine and tumble dryer; integrated fridge freezer and under stair storage area

Bedroom 1 (On Half Landing)

with slate flooring; exposed feature lintel and modern electric panel heater

FIRST FLOOR

Landing

with glass balustrading over looking utility area; wood effect laminate flooring and access to loft

Bedroom 2

with wood effect laminate flooring; built in storage cupboards; two windows and modern electric panel heater

Bedroom 3

with wood effect laminate flooring and modern electric panel heater

Bathroom

with panelled bath with shower over; fitted vanity with modern worktop mounted wash basin; low level WC and heated towel rail

EXTERNALLY

The front of the property is accessed from a shared parking area.

At the rear there is a large garden, laid mainly to slate shingle with a raised terrace area and trees to the rear. There is gated access to the side of this area which is accessed to the rear of the neighbouring properties. The space is large enough to provide private off road parking for a number of vehicles as well as having a garden area.

SERVICES

Mains electricity, water and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C







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.

EPC Awaited



Floor plan Awaited