



Tom Parry

Caer Moch, Caernarfon, LL55 4NE

£300,000

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Tom Parry & Co are delighted to offer for sale this charming detached cottage, nestled in the outskirts of the picturesque village of Beddgelert. Caer Moch offers a unique opportunity to embrace a semi-rural lifestyle. Set on approximately two acres of land, the property boasts stunning views of the surrounding mountains, providing a breath-taking backdrop that changes with the seasons.

The cottage is full of character, featuring traditional architectural elements. Inside, you will find a living space that is perfect for relaxation after a day of exploring the beautiful Welsh countryside. The property is designed to make the most of its scenic location, with large windows that allow natural light to flood in and showcase the magnificent views.

This delightful cottage is ideal for anyone seeking a tranquil retreat while still being within reach of local amenities and attractions. Whilst complete refurbishment is required, with its enchanting setting and characterful charm, this property is a rare find in the heart of Snowdonia. Do not miss the chance to make this idyllic cottage your new home.

OUR REF: P1564

ACCOMMODATION

GROUND FLOOR

Covered Veranda

with wood flooring; radiator; beautiful mountain & river views.

Kitchen/Dining Room

with quarry tiled flooring throughout; radiator; a range of bespoke fitted base units with a 2.5 bowl sink unit; built in oven; electric hob; dual aspect windows.

The dining room has French timber doors; exposed beams; multi fuel stove and ladder access to the first floor studio.

Utility

with floor mounted boiler and space and plumbing for washing machine

WC

with quarry tiled floor, WC with high level cistern and corner wash hand basin.

Rear Porch

with quarry tiled flooring.

Living Room

with open fireplace; dual aspect, exposed beams, fitted book shelving and radiator.

Hallway

with radiator.

Bedroom

with night storage heater & exposed beams.

Bathroom

with 3 piece suite comprising of free standing bath; wash hand basin set in vanity unit; low level WC; shower cubicle; radiator; night storage heater; dual aspect windows.

FIRST FLOOR

Landing

Bedroom 1

with night storage heater

En-Suite

with low level WC; pedestal wash hand basin and eaves storage cupboards.

Bedroom 2

Art Studio

with triple aspect; wash hand basin and eaves storage. Accessed from kitchen.

EXTERNALLY

The property has a right of access across an unmade track leading to the rear garden/driveway.

The property has gardens laid to lawn, land extending to approximately 2 acres of land, including a large paddock area to the front. There are concrete and paved paths to the perimeter of the property and various mature shrubs, plants, tree's and shrubbery. There is a corrugated shed and a brick built store shed.

SERVICES

Mains electricity, private water & drainage, oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - "D"

what3words: ///found.compiled.rhino





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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

