



# Tom Parry

4, Adwy'r Nant, Beddgelert, LL55 4NJ

£350,000



## 4 Adwy'r Nant, Beddgelert, LL55 4NJ

Tom Parry & Co are delighted to offer for sale this fantastic river side property, in the picturesque village of Beddgelert. 4 Adwy'r Nant presents a charming mid-terrace house that is perfect for both family living and investment opportunities. This delightful property boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining.

Spanning an impressive 1,270 square feet, this home has been beautifully finished, showcasing modern design elements while retaining a sense of character. The property features a well-appointed bathroom, ensuring comfort and convenience for all residents. The property also includes parking for two vehicles, a valuable asset in this scenic area where outdoor adventures await.

Notably, this home has a successful history as a holiday let, making it an attractive option for those looking to invest in a property that can generate income. The stunning surroundings of Beddgelert, with its breathtaking landscapes and rich history, make this location a sought-after destination for visitors.

**Our Ref: P1566**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with timber flooring; cloak storage and electric storage heater

#### Lounge/Diner

with feature log burner set in stone surround with slate hearth and timber mantle; dual aspect windows; under stair storage and electric storage heater

#### Kitchen/Breakfast Room

with a range of built in wall and base units with worktop over; 1½ bowl stainless steel sink and drainer; integrated washing machine; integrated dishwasher; integrated electric oven and hob with extractor over; electric panel heater; breakfast bar and door to garden

### FIRST FLOOR

#### Landing

with built in airing cupboard and access to loft

#### Bedroom 1

with two windows to the front; carpet flooring and modern electric radiator

#### En-Suite

with tiled shower cubicle; wash basin set in vanity; low level WC; electric heated towel rail; tiled floor and splashbacks

#### Bedroom 2

with mountain and river views; modern electric radiator and carpet flooring

#### Bedroom 3

with mountain and river views; built in cupboard; modern electric radiator and carpet flooring

### Bathroom

with low level WC and wash basin set in vanity unit; panelled bath with shower over and modern electric radiator

### EXTERNALLY

The property occupies a roadside position at the front, with designated parking for two cars at the end of the terrace.

At the rear there is a fantastic garden laid to lawn and patio, with steps down to a slate riverside terrace enjoying stunning mountain and river views.

### SERVICES

Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Currently operated as a holiday let, business rates are payable.

There is a right of way from the rear of the garden, back towards the end of the terrace for this property. We understand from the vendors that this is not reciprocal and allows egress for this property across the remainder of the terrace only.







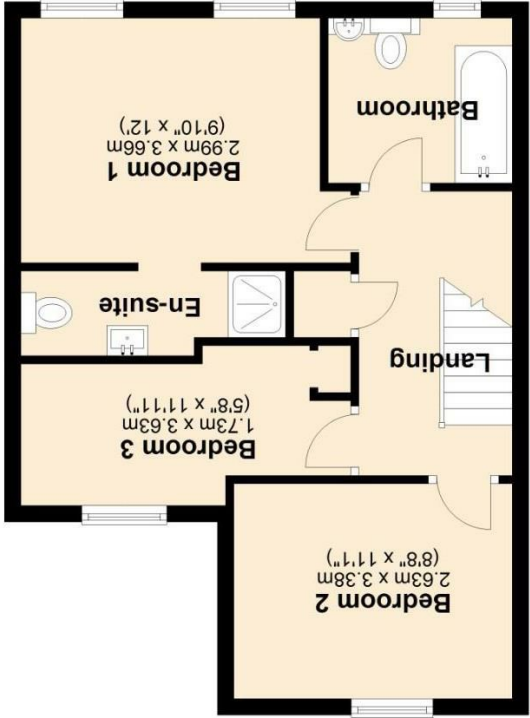




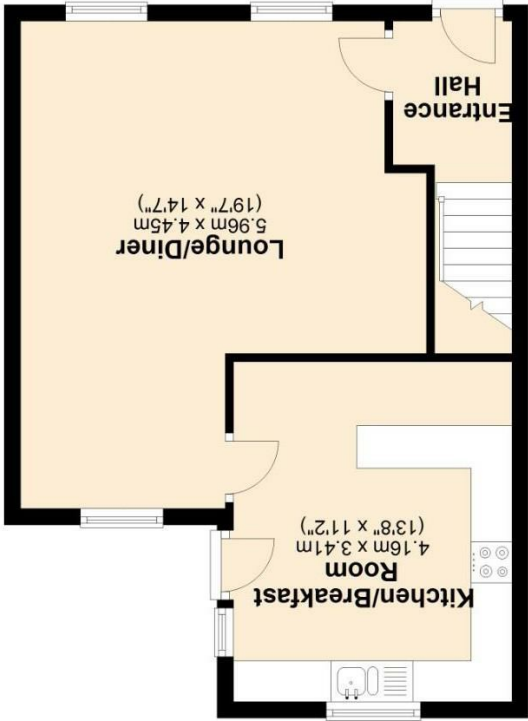
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor