



# Tom Parry

8, Sygun Terrace, Beddgelert, LL55 4NA

£325,000



## 8 Sygun Terrace, Beddgelert, LL55 4NA

Tom Parry & Co are delighted to offer for sale this Grade II listed miners cottage, nestled in the picturesque village of Beddgelert. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a peaceful retreat.

One of the standout features of this property is its stunning location, overlooking a lush green which sits aside the river, and being framed by a breathtaking mountain backdrop. This serene setting offers a tranquil escape from the hustle and bustle of everyday life. The property would benefit from modernisation, though provides a fantastic blank canvas for a family home.

Moreover, the property is conveniently situated just a short walk from the heart of the village, where you can explore local shops, cafes, and the rich cultural heritage that Beddgelert has to offer. Whether you are looking for a family home or a holiday retreat, this house provides a unique opportunity to embrace the beauty of the Welsh countryside while enjoying the comforts of modern living.

Properties on Sygun Terrace rarely come to market and early viewing is recommended.

**Our Ref: P1571**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

#### Inner Hallway

with radiator and stairlift to first floor

#### Living Room

with stone inglenook fireplace housing a multi fuel stove on a slate hearth; built in slate shelving; window enjoying views over the green and under stair storage cupboard

#### Kitchen/Breakfast Room

with a range of fitted wall and base units with worktops over; large picture window overlooking conservatory; space for free standing electric oven; double stainless steel sink; space for a dining table; combination of vinyl and carpet; radiator and door to rear porch area

#### Shower Room

with shower cubicle; low level WC; pedestal wash basin and heated towel rail

#### Rear Hallway/Utility

with space and plumbing for washing machine and tumble dryer

#### Conservatory

with glazed frontage overlooking garden; quarry tiled floor and door to garden

### FIRST FLOOR

#### Landing

with access to loft and borrowed light from bathroom

#### Bedroom 1

with a vast range of built in wardrobes; views over the garden and to the mountains beyond; feature vaulted ceiling; 2 radiators and access to further roof space

#### Bedroom 2

with built in wardrobe; views over green and towards Church and radiator

#### Bedroom 3

with built in wardrobe; views over green and towards Church and radiator

#### Bathroom

with panelled bath with shower over; low level WC; pedestal wash hand basin; airing cupboard and 'Velux' rooflight

### EXTERNALLY

The front of the property is accessed via a private gated front terrace, with a fantastic aspect over the green and towards the village.

At the rear there is a tiered garden with a range of mature shrubs and plants, leading up to a detached garage with electric up and over door and parking to the front. Something of a rarity in Beddgelert!

### SERVICES

Mains water, electricity and drainage. Oil fired central heating.

Solar panels installed.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Grade II Listed. Exempt from EPC Requirements.

Vendor has applied for searches to aid sale process.





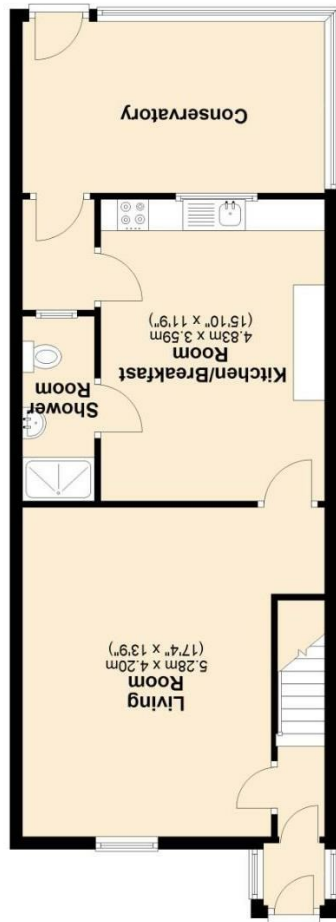




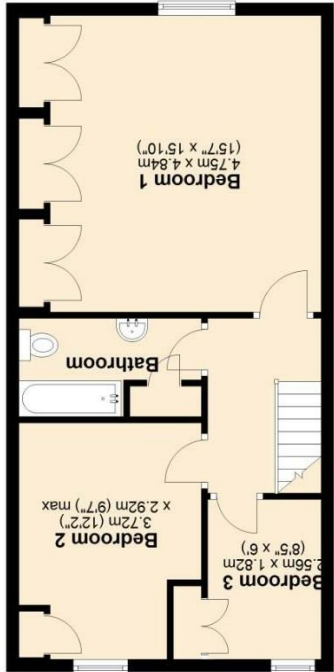


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Ground Floor



First Floor

