



**Tom Parry**

Rose Cottage Caernarfon Road, Caernarfon, LL55 4UY

**£250,000**

## Rose Cottage Caernarfon Road, Caernarfon, LL55 4UY

Tom Parry & Co are delighted to offer for sale this delightful mid-terraced cottage nestled along the picturesque Caernarfon Road in the charming village of Beddgelert. The property offers a perfect blend of comfort and character. The property features two reception rooms, a kitchen with beautiful scenic views, two well-proportioned bedrooms and a bathroom.

One of the standout features of this cottage is its enviable position by the river, allowing residents to enjoy the soothing sounds of flowing water and the beauty of nature right at their doorstep; making it an ideal retreat for those seeking a peaceful lifestyle.

Beddgelert is renowned for its stunning scenery and rich history, making it a desirable location for both families and individuals alike. This charming cottage is not just a house; it is a home that invites you to create lasting memories in a serene and idyllic setting. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to captivate your heart. Do not miss the opportunity to make this enchanting cottage your own.

**OUR REF: P1552**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hall

with carpet flooring; part panelled walls & cloak storage.

#### Lounge

10'1" x 9'7" (3.08 x 2.94)

with carpet flooring; electric log burner effect fire fitted within red brick surround; electric heater.

#### Dining Room

12'2" x 10'0" (3.72 x 3.06)

with carpet flooring; electric log burner effect fire set in tiled surround & fitted alcove storage to sides; window to rear with views over the garden, fields & river; under stairs cosy seating area with storage; wall mounted electric heater.

#### Kitchen

7'2" x 9'11" (2.19 x 3.03)

with vinyl flooring; free standing cupboard; space for free standing oven/stove; space for free standing fridge/freezer; open shelving; single bowl sink & drainer; fitted worktop underneath picture window; door to garden.

### FIRST FLOOR

#### Landing

with carpet flooring; fitted storage cupboard

#### Bedroom 1

8'1" x 10'7" (2.47 x 3.23)

with carpet flooring; electric radiator.

#### Bedroom 2

7'4" x 9'0" (2.25 x 2.75)

with carpet flooring; electric radiator; stunning views overlooking river.

#### Bathroom

with low level WC; pedestal wash basin; panelled bath with shower over; vinyl flooring; part panelled & part tiled walls

#### Utility & Store

situated beneath the kitchen and accessed from the garden; with light and power connections to the utility and space and plumbing for washing machine and tumble dryer with additional storage space to the side.

#### EXTERNALLY

At the rear there is a raised patio which steps lead down to a further concrete slabbed patio area overlooking the flowing river. With mature shrubs & plants.

#### SERVICES

Mains water, mains electricity & mains drainage.

#### MATERIAL INFORMATION

Tenure - Freehold.

Council Tax Band - "C".







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Not to Scale. Produced by The Plan Portal 2024  
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