



**Tom Parry**

Gwylfa, Caernarfon, LL55 4YG

**£295,000**

## Gwylfa , Caernarfon, LL55 4YG

Tom Parry & Co are delighted to offer for sale, this much loved family home nestled in the picturesque village of Nantmor. This charming detached house offers a delightful blend of comfort and potential. This spacious property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

One of the standout features of this residence is the breathtaking views that surround it, providing a serene backdrop to daily life. The property also boasts a detached garage, offering ample storage or the possibility of a workshop for those with creative pursuits.

While the house is already a lovely place to call home, it presents exciting opportunities for modernisation, allowing new owners to tailor the space to their personal tastes and preferences.

In summary, this detached house in Nantmor is not just a home; it is a canvas for your imagination, set against a stunning natural landscape. With its spacious layout and potential for enhancement, it is a rare find in a desirable location. Do not miss the chance to make this property your own.

**Our Ref: P1626**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Front Porch

with slate flooring; triple aspect glazing to enjoy the mountain views and radiator

#### Sitting Room

with feature stone inglenook housing log burning stove; generous built in and under stair storage; timber timber flooring and radiator

#### Dining Room

with open fire set in green slate clad surround; dual aspect windows and two radiators

#### Kitchen

with a range of fitted wall and base units; oil fired Rayburn; peninsula unit with storage beneath; space and plumbing for washing machine and tumble dryer

#### Rear Hallway

with tiled flooring and door to garden and covered area at the side of the house

### FIRST FLOOR

#### Landing

with loft access

#### Bedroom 1

with window to the front enjoying fantastic views; built in wardrobe and laminate flooring

#### Bedroom 2

with window to the front enjoying fantastic views; built in wardrobe and laminate flooring

#### Bedroom 3

with window overlooking garden; laminate flooring and radiator

#### Bathroom

with shower cubicle; low level WC; fitted airing cupboard and panelled walls

#### EXTERNALLY

The property has stepped access to the front of the house where there is a delightful patio area with mature shrubs and plants that sit above a detached garage.

At the rear of the house the garden is tiered, with stone steps up to varying levels of mature gardens, and a summer house to the top level. The garden also has the benefit of a greenhouse and timber shed.

#### SERVICES

Mains water, electricity and drainage

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D







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