Hafan Glasinfryn Bangor, Gwynedd LL57 4UN

£225,000

- Charming and characterful home set within generous gardens
- Beautiful rural and mountain views from multiple rooms, including the dining area.
- Stylish kitchen with solid wood worktops, Belfast sink and stable door.
- EPC E;Council Tax Band C £2271.24 2026/2027;Broadband Up To 664 Mbps
- 2 Bedrooms/1 Bathroom/3 Receptions
- Flexible layout with two ground-floor bedrooms plus an attic hobbies room
- Generous wrap-around gardens and private parking for two cars
- Services Mains Electric, Mains Water,Mains Drains, Central Heating Oil Fired

2 1 3 E

A charming and characterful home set within generous gardens and surrounded by beautiful rural views towards the mountains. This unique property blends traditional features with practical modern comforts, offering flexible living spaces ideal for a variety of lifestyles.

Stepping inside, a welcoming reception hall leads to two well-proportioned ground-floor bedrooms, including a rear bedroom with French doors opening directly to the garden. A stylish shower room serves the ground floor, fitted with a modern white suite and tiled finishes.

The cosy lounge is the heart of the home, featuring a stone-faced fireplace with a wood-burning stove, exposed purlins, and dual French windows that fill the room with natural light.

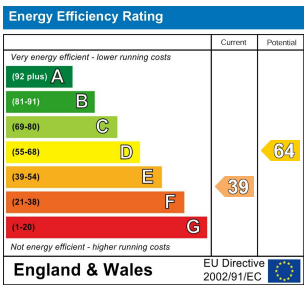
From here, the accommodation flows into a bright dining room with a large picture window framing open countryside views, plus independent garden access. A charming galleried landing above adds further character and versatility.

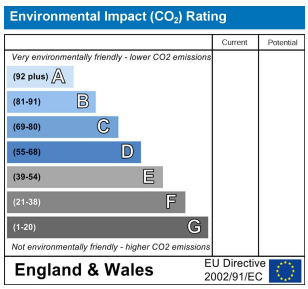
The kitchen and breakfast room provide a practical and inviting space, complete with solid wood worktops, a Belfast sink, tiled floors, and a stable door opening to the rear garden. A large built-in cupboard houses the oil-fired combi boiler, and additional storage is thoughtfully integrated throughout.
A pine staircase from the second bedroom leads to an attic hobby room perfect as a quiet workspace, craft room, or additional storage area.

Outside, the property enjoys established gardens on all four sides, offering multiple seating areas to enjoy the peaceful setting.
A private tarmac driveway provides off-road parking for two cars, and the home benefits from delightful open views across fields towards the mountains.

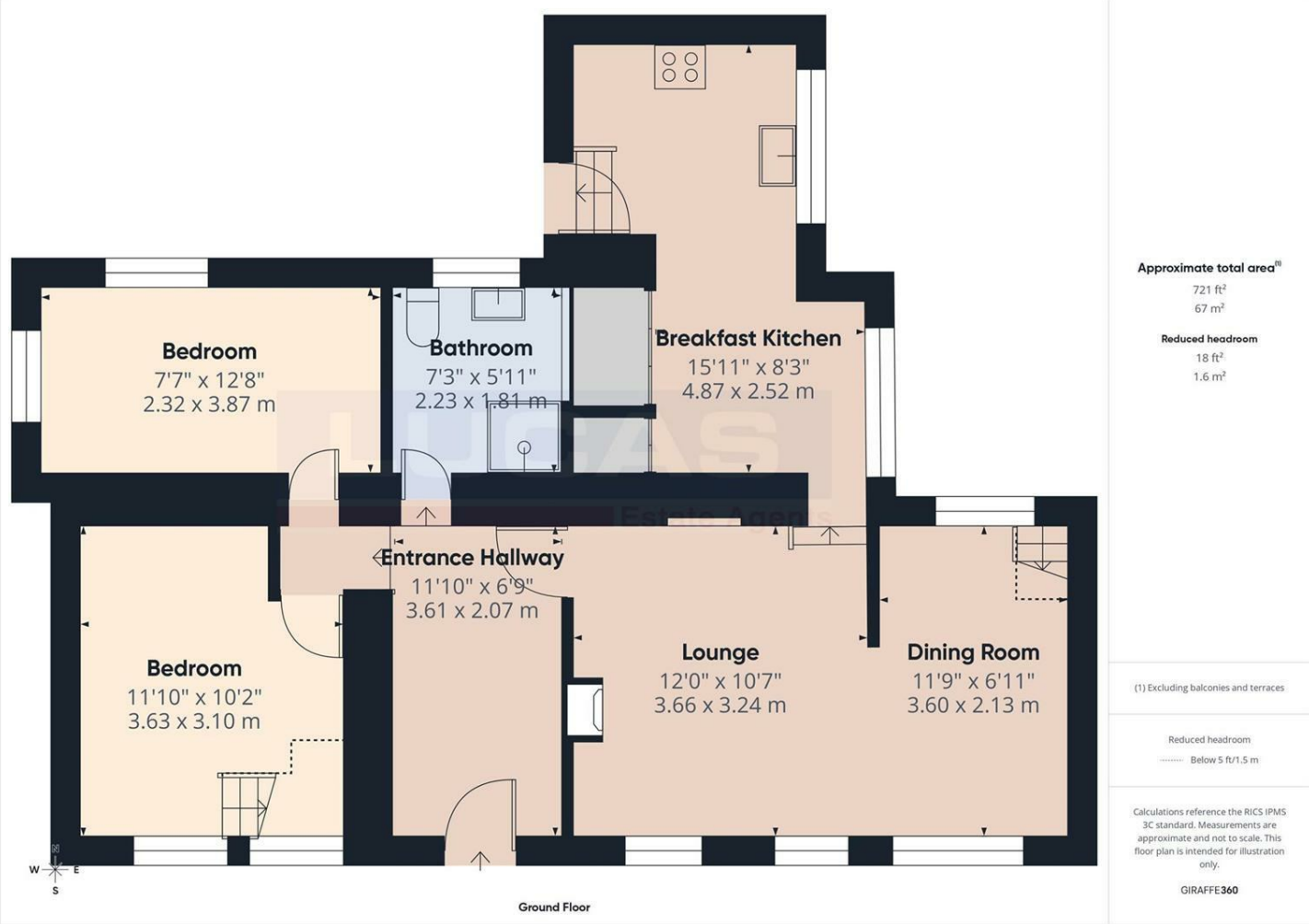
This is a wonderful opportunity to secure a distinctive home in a tranquil rural location, full of charm and potential.

*Beautiful rural and mountain views from multiple rooms, including the dining area. *
*Character throughout with exposed beams, stone features and a wood-burning stove. *
*Flexible layout


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
39
64
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Local Authority
Council Tax Band **C**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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