



Tom Parry

21, Gwynant Street, Caernarfon, LL55 4LY

£210,000

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Tom Parry & Co are delighted to offer for sale this much loved family home located in the picturesque village of Beddgelert in the heart of Snowdonia. The cottage has a spacious living/dining room with an inglenook fireplace & log burner installed, a kitchen, a downstairs WC. Upstairs concludes of a spacious double bedroom & family bathroom.

This property offers private off road parking and has a car port at the rear of the property. Surrounded by local mountains & the river Glaslyn flowing across the road, properties here in the tranquil yet popular village of Beddgelert are sought after.

Early viewing of this property is highly recommended.

Our Ref: P1426

GROUND FLOOR

Lounge

with carpet flooring, 2 x electric storage heaters, inglenook feature fireplace with log burner installed.

Kitchen

with tiled flooring & part tiled walls, a range of wall and base units, integrated oven with electric hob & extractor over, stainless steel single sink and drainer, space for free standing fridge/freezer. stable door to rear of property.

WC

with tiled flooring & part tiled walls, low level WC, hand wash basin, electric heater.

FIRST FLOOR

Bathroom

with vinyl flooring & panelled walls, low level WC & hand wash basin built in vanity unit, free standing shower enclosure with "Triton 8oz" electric shower overhead, single bath tub.

Bedroom 1

with carpet flooring & window to front.

EXTERNALLY

At the front of the property there is a small enclosed sitting area made of stone. The rear is accessed down the side of the property.

There is a spacious tarmacked area leading to a car port.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'C'

Next door's property has a right of way across the land for two vehicle's.

Grade II Listed







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.

Floor Plan Awaited

