

Tom Parry

Gardd Llygaid Y Dydd, Caernarfon, LL55 4YL

£300,000

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Tom Parry & Co are delighted to offer for sale this charming farm house, nestled in the picturesque village of Nantmor in the Snowdonia National Park.

'Gardd Llygaid Y Dydd' features two reception rooms, three bedrooms and a good sized family bathroom.

The property is accessed via a shared driveway with gardens at the rear and approximately half an acre of land to the front. For those with a vision for expansion, there is an option to purchase an additional circa eight acres of surrounding land, allowing for further development or agricultural pursuits. This property not only offers a comfortable living space but also the chance to create a bespoke home tailored to your desires.

With its modernisation potential and generous outdoor space, this house in Nantmor is a rare find, combining the charm of rural living with the promise of future possibilities. Whether you are looking to settle down in a serene environment or seeking a project to make your own, this property is well worth considering.

Our Ref: P1684

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Porch
with glazed surround

Entrance Hallway
with tesselated floor tiles

Kitchen/Breakfast Room
with a separated kitchen area including a range of built in wall and base units with granite worktops; inset 'Belfast' sink; integrated electric oven; space and plumbing for a dishwasher; 'Rayburn' stove to dining area; built in storage; window to the front and quarry tiled flooring

Rear Hallway
with door to rear and large under stair storage cupboard

Utility
with space and plumbing for washing machine. Leading to:

Shower Room
with shower cubicle; low level WC; panelled walls and heated towel rail

Living Room
with open fire set in tiled surround; exposed floorboards and window to the front

FIRST FLOOR

Landing
with ladder access to loft space and window to the rear

Bedroom 1
with car iron fireplace; open aspect to the front; exposed floorboards and radiator

Bedroom 2
with open aspect to the front; panelled walls; carpet flooring and radiator

Bedroom 3
with window to the rear; painted floorboards and old cast iron fireplace

Bathroom
with panelled bath with shower over; low level WC and wash basin set in vanity unit

EXTERNALLY
The property is accessed via a private driveway with both cattle grid and side gated entrance. The driveway leads to the side of Gardd Llygaid Y Dydd and has a right of way to farm buildings at the bottom of the drive (note these are not included in the sale).

In addition to the house there is an outbuilding to the rear, with crog lofts measuring 5.379 x 4.045.

SERVICES
Mains water and electricity. Oil fired central heating. Drainage to septic tank.

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Gardd Llygaid Y Dydd

Notes:
The property is currently on various separate titles that will be amended to suit the purchaser during the conveyancing process.
The properties are currently vacant.
A right of way will need to be retained to the farm buildings.
The properties are being listed together and individually.

DIRECTIONS
what3words: chestnuts.sweetener.indeed





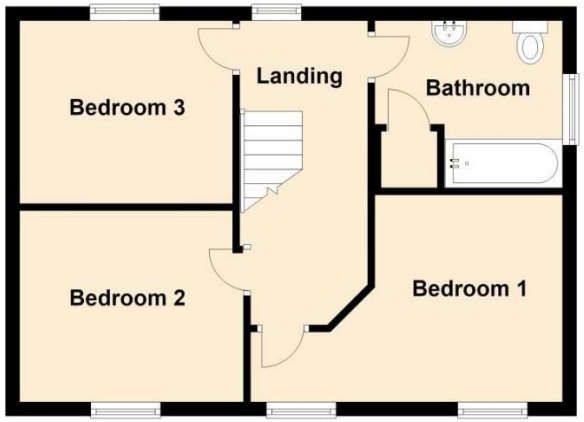


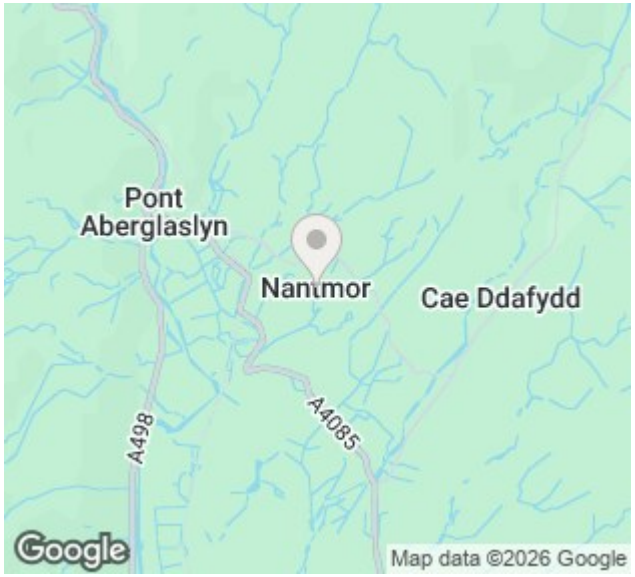


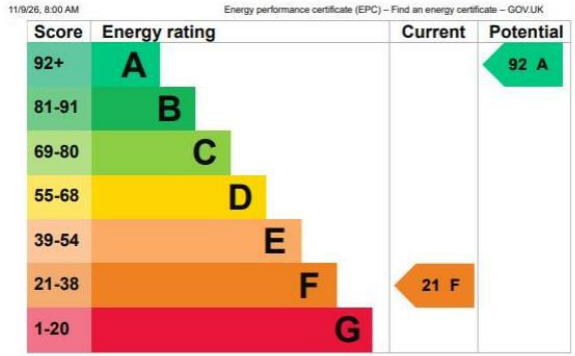
Ground Floor
Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.3 sq. feet)







Total area: approx. 87.2 sq. metres (938.5 sq. feet)

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.

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

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