



3 bed terraced house to buy in

Smith Street, Beddgelert, Caernarfon,
Gwynedd, LL55 4LT

£165,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Grade II Listed End Terrace House
- ✓ Sympathetically Modernised
- ✓ Larger than average Feature
- ✓ Electric Aga Range & 2 Wood Burning Stoves
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: F
- ✓ Heating supply: Wood Burner
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Set within the heart of the picturesque village of Beddgelert, deep within the stunning Eryri National Park, this spacious Grade II Listed three-bedroom end-terrace cottage enjoys a desirable southerly aspect together with delightful riverside views. Offered to the market with no onward chain, the property combines character, charm and generous accommodation in an idyllic village setting surrounded by dramatic woodland scenery and the impressive backdrop of Moel Hebog.

Positioned just a short distance from the attractive stone bridge crossing the River Colwyn, the cottage is conveniently located for the village's popular pubs, restaurants and local amenities. The traditional exterior, featuring sash windows and an eye-catching bay window, reflects the charm found throughout the interior. The home has been carefully and sympathetically improved over time whilst retaining its original character and cottage appeal.

The kitchen is full of personality, fitted with freestanding solid wood units, a built-in window seat and an electric Aga range cooker, whilst the dining hall benefits from the warmth and ambience of a wood burning stove. The ground floor also offers a bedroom, a useful WC and an inner hallway with plumbing in place for a washing machine. The main lounge is situated on the first floor to fully appreciate the elevated river views and features a bay window together with a further wood burning stove. Two additional bedrooms are located on this floor and are served by a spacious family bathroom complete with a luxury roll-top bath.

We are advised that planning permission has previously been granted for the installation of an air source heating system and secondary glazing under application references NP2/11/LB164D and NP2/11/LB164C. The former oil tank also remains in place. Externally, the rear of the property provides access, via steel ladders, to a relatively level area above a rocky escarpment which may offer potential for the creation of a raised patio or seating area, subject to the necessary consents.

Beddgelert itself is one of the most sought-after villages within Eryri National Park, renowned for its beautiful surroundings and excellent access to outdoor pursuits including walking, cycling and mountain climbing. The village also benefits from a convenience store, cafés, restaurants, public houses, craft shops, an ice cream parlour and a primary school.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: Yes

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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