



# Tom Parry

8, Gwynant Street, Caernarfon, LL55 4LY  
£190,000

## 8 Gwynant Street, Caernarfon, LL55 4LY

Copper Miner's Cottage is a picturesque "chocolate box" style Grade II listed terraced cottage, located on the fringe of the picturesque village of Beddgelert which is set in the heart of the Snowdonia National Park. Across the road from the tumbling sounds of the beautiful Afon Glaslyn this quaint cottage should be viewed to be appreciated.

The property has an open plan living/kitchen area and steps up to a utility and shower room and there are two bedrooms to the first floor, one of which has an en-suite WC. The icing on the cake with this property is the raised terraced garden to the rear, enjoying far reaching views across the mountains.

The property has been successfully let as a holiday let for a number of years and would make an ideal investment or home.

**Our Ref: P1242**

### GROUND FLOOR

#### **Open Plan Living/Kitchen Area**

with feature recessed inglenook with stone lintel, slate hearth and multi fuel stove; feature exposed beams to ceiling; quarry tiled floor; kitchen base units with worktop over and inset sink; space for electric oven; space and plumbing for slim line dishwasher; space for under counter fridge; recessed shelving and understair storage. Steps up to:

#### **Utility Room**

with worktop; space and plumbing for washing machine; hot water tank; quarry tiled floor and access to rear yard

#### **Shower Room**

with double shower with glass sliding partition and "Redring Selectronic" shower; low level WC and washbasin set in vanity; quarry tiled floor; heated towel rail; tiled walls and roof light

### FIRST FLOOR

#### **Landing**

with carpet floor covering and access to loft

#### **Bedroom 1**

with recessed storage including hanging rail; en-suite WC with washbasin set in vanity; carpet floor covering

#### **Bedroom 2**

'L' shaped with carpet floor covering and rooflight

#### **EXTERNALLY**

There is access to the rear garden from the utility room which also provides gates access to the side. There are steps up to a terraced garden with mature shrubs and plants and a timber decking area with outstanding views towards the mountains.

#### **SERVICES**

Mains electricity, water and drainage. Underfloor heating to ground floor.







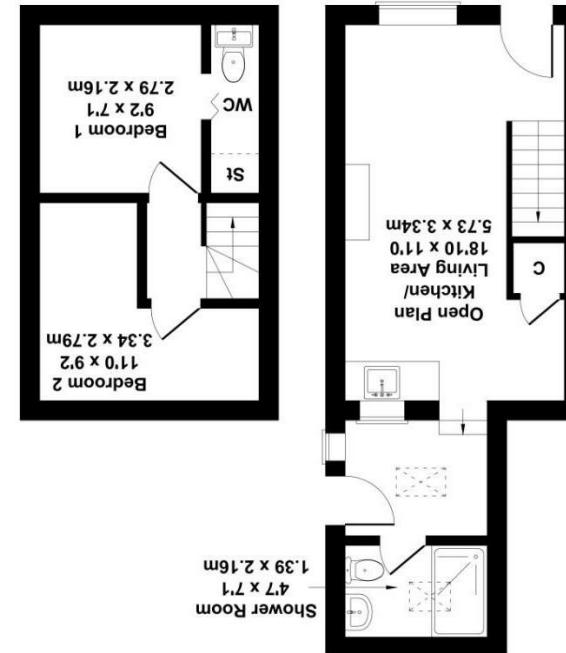
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.  
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Not to Scale. Produced by The Plan Portal 2021  
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FIRST FLOOR GROUND FLOOR



Copper Miners Cottage  
Approximate Gross Internal Area  
495 sq ft - 46 sq m

