

BOB **PARRY**

GELERT HOUSE, BEDDGELERT
ASKING PRICE £360,000
REFERENCE: 22366



Bob Parry are pleased to offer for sale this substantial link-detached four bedroom family home situated in the centre of the popular village of Beddgelert. Located in the Snowdonia National Park. Lawn garden to the rear which overlooks the river Colwyn. The property has three reception rooms and four bedrooms. Viewing is highly recommended in order to appreciate this superb property. EPC Rating X.

134 High Street, Porthmadog, Gwynedd, LL49 9NW
01766 512 666 | www.bobparry.info | porthmadog@bobparry.info

DIRECTIONS

From our Porthmadog office head out past Tesco on the A497 sign posted Caernarfon. Turn left at the first roundabout, taking the next right hand turn signposted Tremadog. Turn right in the centre of the village in the direction of Beddgelert. The property can be found on the left opposite the post office before you go over the bridge.

More Information

Gelert House was built around 1870 and has been used for many different purposes over the years including a tap room. The property is now a superior four bedroom family home which is currently used as a holiday let. There is oil fired central heating.

Entrance Hall

Radiator. Smoke detector. Stairs to first floor landing. Electric fuse box. Door leading to rear garden.

Lounge 3.69m x 3.73m (12'1" x 12'3")

Bay window. Radiator. Open fire with tiled surround fireplace. Television point.

Sitting Room 3.02m x 3.43m (9'11" x 11'3")

Radiator. Electric fire with tiled surround fireplace.

Dining room 4.32m x 3.71m (14'2" x 12'2")

Radiator.

Kitchen 3.49m x 3.22m (11'5" x 10'7")

A range of wall and base units with matching worksurfaces. Stainless steel sink unit with mixer tap. Oven with hob and overhead extractor hood. Splash back tiled walls. Integral washing machine. Smoke detector. Radiator.

First floor landing

Smoke detector. Loft access hatch.

Bedroom One 3.70m x 3.47m (12'2" x 11'5")

Radiator. Bay window.

Bedroom Two 4.40m x 3.05m (14'5" x 10'0")

Radiator.

Low level wc. Wash hand basin. Heated towel rail.

Bedroom Three 3.52m x 3.35m (11'7" x 11'0")

Radiator.

Bedroom Four 3.20m x 3.15m (10'6" x 10'4")

Radiator.

Bathroom

Low level wc. Bath with overhead electric shower. Wash hand basin in vanity unit. Heated towel rail. Splash back tiled walls.

Outside

Lawn garden to the rear. Outbuildings. Oil tank. Parking to the front.

Outbuilding One 1.86m x 1.72m (6'1" x 5'8")

Outside WC

Outbuilding Two 2.07m x 2.27m (6'9" x 7'5")

Oil Boiler

Tenure

The property is available freehold. Solicitors to confirm. Contents available on separate negotiation.

Services

Mains water, drainage and electricity. Oil fired central heating. None of the services have been tested by the selling agent.

Viewing Arrangements

Please contact our Porthmadog office on: Tel: 01766 512 666. Email: porthmadog@bobparry.info

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in . Information from www.voa.gov.uk

Services

None of the services have been tested.

Viewing Arrangements

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