



**DAFYDD HARDY**  
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**FOR SALE**  
**AR WERTH**



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**1 Mur Mawr, Llanberis, Gwynedd LL55 4TG • New Price £280,000  
(Offers Over)**

*This lovely property might be your key to the great outdoors!*

- Lovely Detached 2 Storey Early 17th Century Cottage
- 3 Double Bedrooms & Family Bathroom
- Sizeable Lounge & Playroom
- Spacious Fitted Kitchen & Utility Room
- uPVC Double Glazing & Oil Central Heating
- Ample Off Road Parking
- Generous Yard & Small Field
- Approximately ¾ Acre Of Its Own Grounds
- Wonderful Mountainous Setting
- Spectacular Views



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

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1 Mur Mawr, Llanberis, Caernarfon, Gwynedd, LL55 4TG North Wales



Description

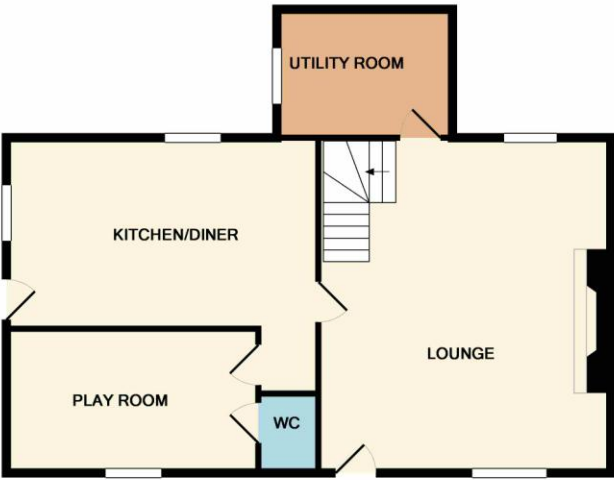
If you are seeking a period home or holiday retreat in a mountainous setting that would possibly reflect your taste for the great outdoors, we would highly recommend that you view this lovely semi detached 2 storey stone built cottage that stands in an elevated position on approximately ¾ acre of its own grounds, overlooking Lake Padarn and set amidst a wonderful mountainous backdrop. Although, the dwelling whose origins are believed to date back to the early 17th century, has over the years been well cared and retains much of the style and character, you would expect to find in a property of this period, it would now profit degree of updating. The well-proportioned accommodation, which benefits from uPVC double glazing and oil fired central heating includes on the ground floor a sizeable Lounge with a highly efficient multi fuel burner, a roomy Playroom, a Spacious Fitted Kitchen/Diner and a Utility Room. 3 Double Bedrooms and a Family Bathroom can be found on the first floor.

Location

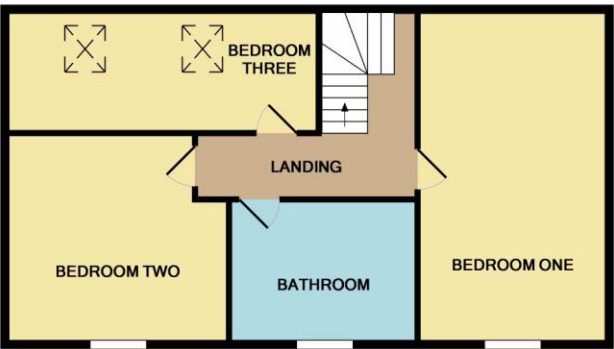
The cottage is located in an idyllic mountainous setting overlooking the renowned village of Llanberis, which is an important gateway to the Snowdonia National Park and a major tourist centre that is rich in history with a strong cultural heritage. The village is surrounded by mountains, lakes, rivers and forests and is conveniently placed for the beautiful coastlines to be found across the Llyn Peninsula. Llanberis is an unsurpassed centre for outdoor activities including walking, mountaineering, climbing and mountain biking. Its also known for the international fell race to the summit of Snowdon. The village lies approximately 8 miles from the historic town of Caernarfon, which along with its neighbouring communities offers a wide range of shops, essential services and recreational facilities, ensuring that you every need is well catered for.

Property Features

- Lounge: 15' 6" X 17' 9" (4.73m X 5.43m)
- Play Room: 13' 4" X 7' 8" (4.08m X 2.34m)
- Kitchen/Diner: 16' 6" X 10' 2" (5.04m X 3.10m)
- Utility Room: 9' 3" X 6' 9" (2.84m X 2.08m)
- Landing
- Bedroom 1: 10' 2" X 17' 9" (3.10m X 5.43m)
- Bedroom 2: 11' 10" X 11' 3" (3.62m X 3.43m)
- Bedroom 3: 16' 7" X 6' 6" (5.08m X 2.00m)
- Bathroom: 10' 0" X 7' 8" (3.05m X 2.35m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 635 SQ.FT.  
(59.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.1 SQ.M.)  
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Made with Metropix ©2018

Outside

The cottage is approached by way of a long communal single-track lane leading onto its own large forecourt that provides ample off road parking and general access to the property including a small, gently descending field, a generous enclosed yard with a block built workshop, and adjoining storage shed that benefits from power. The yard has the potential to be transformed into fabulous patio area, which could offer an ideal spot for outdoor dining and entertaining, or just relaxing, whilst enjoying the spectacular views and exhilarating al fresco atmosphere.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Take the second exit at the mini roundabout opposite the Victoria Hotel and carry on along this road taking the first right travelling under the railway bridge and follow the road for about a further 200 yards, where you will make a slight turn to the left and travel across a cattle grid onto a private single-track lane. Continue along this lane passing 2 cottages on your right. Keep going for another 100 yards or so and veer right at the fork in the lane. Continue virtually to the end of this lane, where you will find the property on your right hand side.

Services

We are informed by the seller this property benefits from mains Electricity. Private Water Supply (Septic Tank) & Drainage.

Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

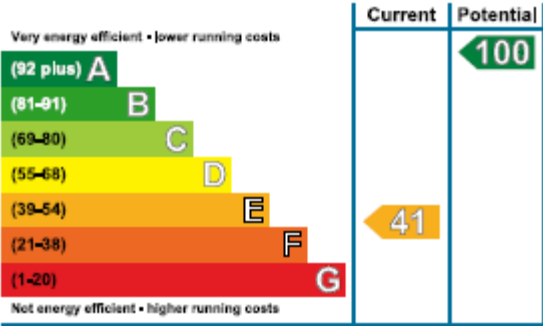
Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01286 677774  
Email: caernarfon@dafyddhardy.co.uk

Energy Efficiency Rating



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