

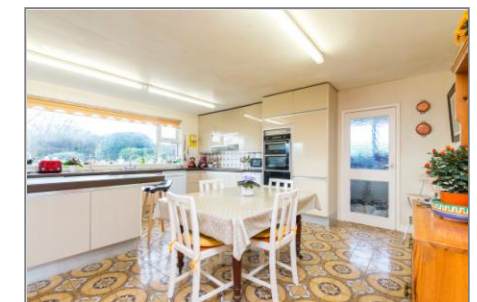


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2019



Ty Rallt, Pant Road, Caernarfon, Gwynedd LL54 5RL • £525,000
An imposing home, in a beautiful setting!

- An Imposing Detached Country Home
- Approx. 8 Acres Of Grazing Land
- Outbuildings For Conversion To 3 Holiday Units
- 4 Good Size Bedrooms & 2 Reception Rooms
- Large Fully Fitted Kitchen & Utility Room
- Oil Fired Central Heating
- uPVC Double Glazing
- Manageable Size Gardens
- Stunning Mountain Views
- EPC Rating: E



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Ty Rallt, Pant Road, Caernarfon, Gwynedd, LL54 5RL North Wales



Description: Here's a unique opportunity to experience a country lifestyle in a fabulous setting. This imposing farmhouse property sits proudly on the top of a hill and with stunning views of Snowdonia, you'll never tire of the ever changing scenery that's right on your doorstep. The accommodation briefly comprises of a spacious, welcoming Hallway that leads through to the sizeable Dining Room that features a beautiful polished parquet floor and a dual aspect overlooking the gardens. Next to the Dining Room is the generous size Kitchen fitted with a ceramic tile floor along with lots of storage and worktop space. Equipped with an eye level electric oven and an electric hob, this extra large kitchen really is the heart of the home. Also on the ground floor is a light and spacious Lounge featuring a large picture window that perfectly frames the panoramic mountainous view. Next to the lounge is a useful Office/Family Room with a matching parquet floor and ample space for all your books and files. Completing the ground floor is a Utility Room, an additional Studio/Work Room as well as a small Conservatory to the rear. To the first floor are 4 Bedrooms, made up of 3 Double Bedrooms and a smaller single Bedroom. All are served by a Family Bathroom and have stunning views across the surrounding countryside. The property is warmed by an oil fired central heating system and has uPVC double glazing throughout. We highly recommend you book a viewing soon to fully appreciate this spacious family home and its stunning location.



Location: Ty Rallt is set with the open countryside close to the busy market town of Caernarfon. Caernarfon is a major tourist centre and the commercial and administrative centre for Gwynedd. The town offers a wide range of shops and most essential services. Caernarfon is world renowned for its 13th century castle that lies on the banks of the Menai Strait and in the foothills of the Snowdonia national park. The A55 Expressway is approximately 8 miles away, providing good road links to the Anglesey, North Wales coast and the main motorway network.



Property Features

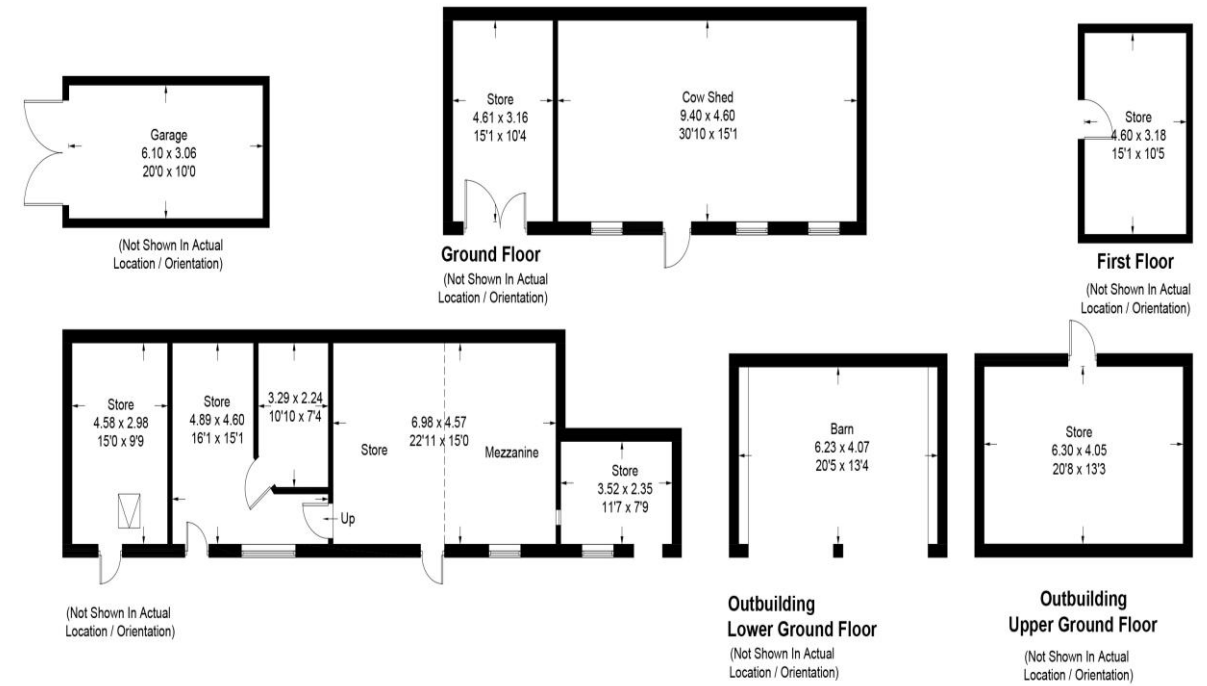
- Sitting Room:** 15' 10" x 11' 6" (4.84m x 3.53m)
- Dining Room:** 20' 4" x 7' 9" (6.22m x 2.37m)
- Office/Family Room:** 12' 2" x 8' 5" (3.71m x 2.58m)
- Kitchen/Breakfast Room:** 14' 9" x 17' 6" (4.52m x 5.35m)
- Conservatory:** 7' 9" x 10' 7" (2.38m x 3.23m)
- Utility Room:** 7' 0" x 8' 8" (2.14m x 2.65m)
- Studio/Work Room:** 6' 11" x 8' 5" (2.12m x 2.58m)
- First Floor Landing**
- Bedroom 1:** 14' 11" x 11' 8" (4.55m x 3.56m)
- Bedroom 2:** 11' 10" x 9' 5" (3.61m x 2.88m)
- Bedroom 3:** 10' 9" x 8' 4" (3.29m x 2.55m)
- Bedroom 4:** 9' 4" x 6' 7" (2.86m x 2.01m)
- Bathroom:** 9' 10" x 5' 7" (3.00m x 1.72m)



Outside: Set in an elevated position with approximately 8 acres of grazing land Ty Rallt is surrounded by a garden that enjoys a distant view of the summit of Snowdon. To the side of the house you will find a spacious parking area, large enough for several vehicles, caravan or a boat. At the rear of the property is an attached traditional stone built outbuilding that could offer a range of uses from storage to a home office. A small stone flagged patio is immediately outside the kitchen and provides a quiet sunny spot to enjoy the magnificent views. The property also benefit from 8 acres of land and Outbuildings which are currently getting plans drawn for planning to convert to 3 separate holiday let units.



Outbuildings



Directions: From our Caernarfon office take the main A487 sign posted Pwllheli and Porthmadog. After passing the Tesco supermarket proceed across the roundabout and then take the first turning on your right. (The Fron Goch garden centre turning). Proceed for a short distance and the turning for Ty Rallt will be on your right just a few yards before the garden centre entrance.

Services: We are informed by the seller this property benefits from Mains Water, Electricity and Private 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. The land and outbuildings are on separate title to the house.

Viewing Strictly by Appointment
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