



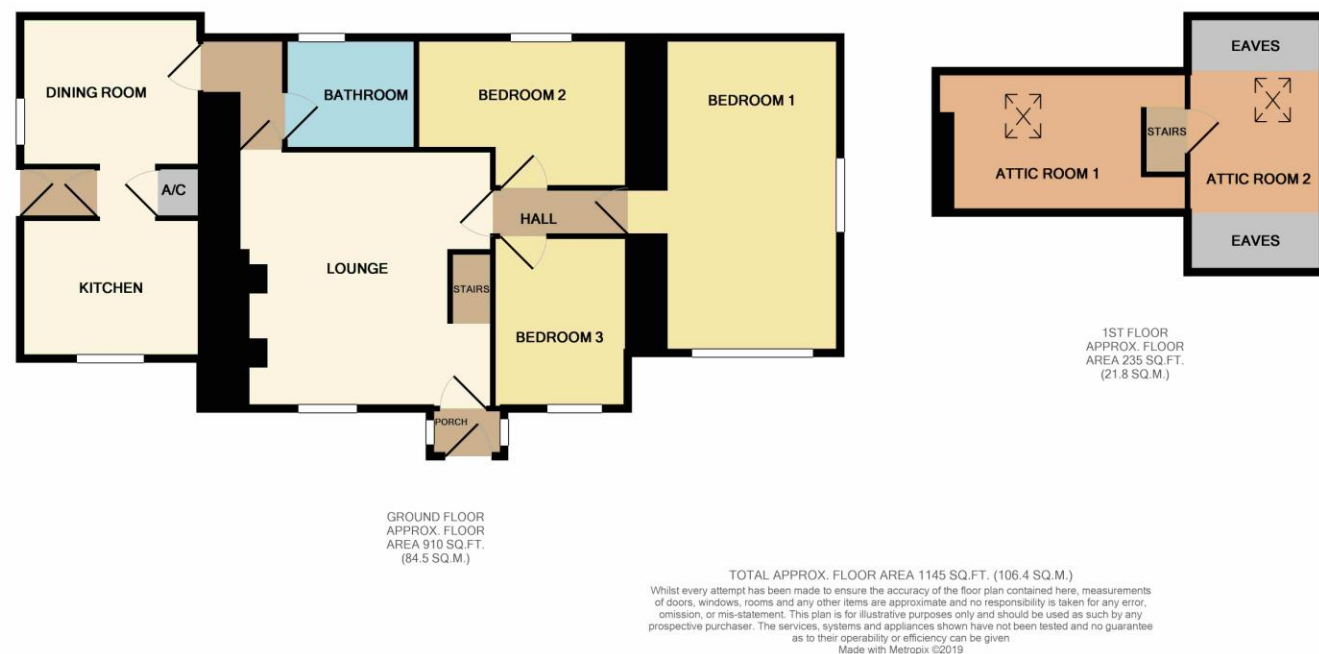
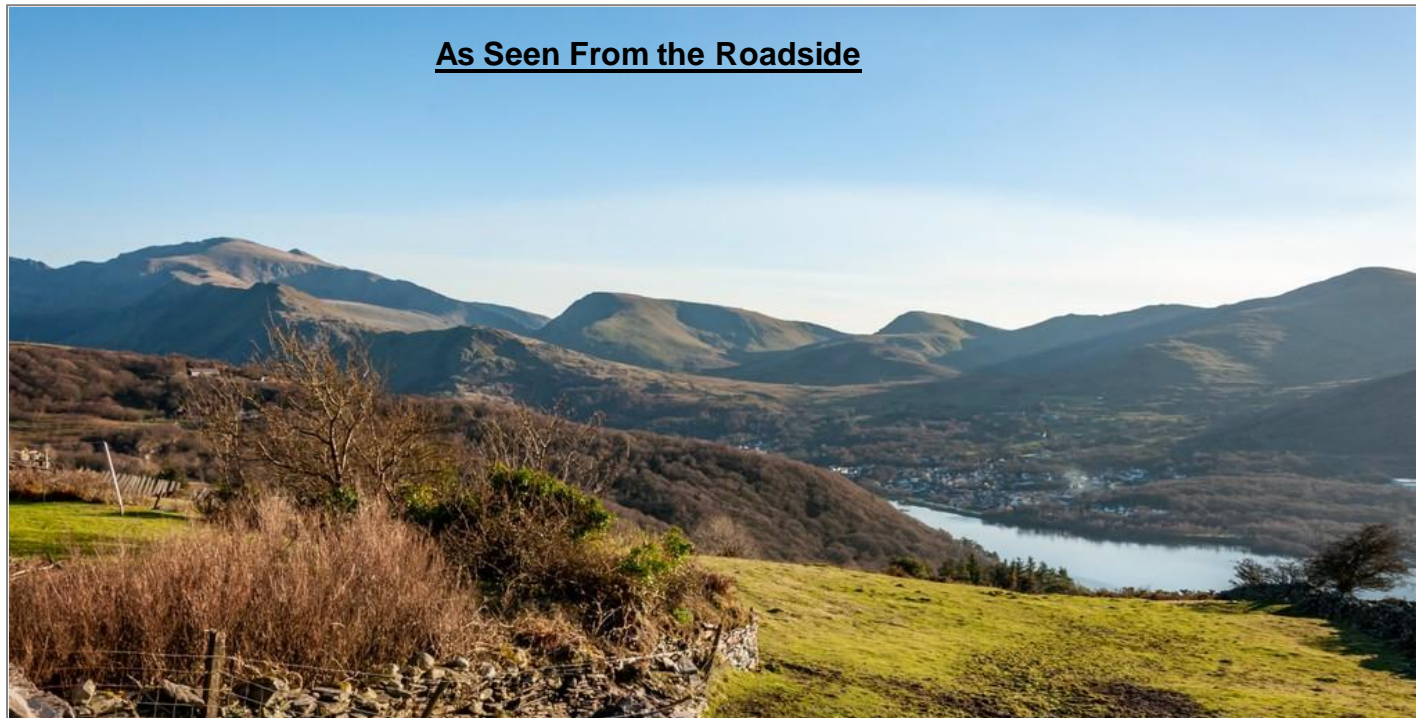
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FOR SALE
AR WERTH

As Seen From the Roadside



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Pen y Bwlch, Dinorwig, Gwynedd LL55 3EH • New Price £265,000
An enlarged Welsh cottage in a remarkable location with stunning Snowdonia views!

- Much Enlarged Detached Welsh Cottage
- Well-Presented Modernised Interior
- 3 Bedrooms & 2 Useful Attic Rooms
- Oil Fired Central Heating System
- uPVC Double Glazing Throughout
- Fantastic Position With Dramatic Views
- Multi-Fuel Stove Fitted To Lounge
- Generous Gardens & Ample Off Road Parking
- Decent Garden Store & Wood Store
- Viewing Essential To Fully Appreciate



caernarfon@dafyddhardy.co.uk | 01286 677774

12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Pen y Bwlch, Dinorwig, Caernarfon, Gwynedd LL55 3EH North Wales



Description

Sitting in a superb elevated position within the rural community of Dinorwig and enjoying far reaching views of the surrounding Snowdonia Mountains, including views right to the summit of Snowdon - you can even watch the train make its way right to the top - Pen y Bwlch is a spacious Detached Welsh Cottage positioned some 900 feet above sea level, enjoying a south westerly aspect and standing within spacious gardens - simply put, the proximity of the mountains is what makes this location so dramatic! The cottage defies outward appearances in terms of interior space, its quaint appearance being rather deceiving. The accommodation is well-presented and pleasingly modernised with a hint of character by way of beamed ceilings and a stone dressed fireplace (multi-fuel stove) to the lounge. The principal bedroom is noteworthy for its size and has dual aspects windows. Externally, there are gardens, ample off road parking and a decent garden store which could be made into a studio/workshop. Benefiting from uPVC double glazing throughout and oil central heating, the accommodation briefly comprises: Porch, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom and 2 Attic Rooms. Viewing essential to fully appreciate the position and remarkable views.

Location

Dinorwig is a rural village situated in an elevated position above Llanberis with dramatic mountain and lake views. The area is served by a regular bus service and local amenities can be found in nearby Deiniolen which include a village store, primary school, library and public house. Access to the royal town of Caernarfon as well as Bangor (the City Of Learning) with its colleges and university is easy via the excellent road networks in the vicinity. The main A55 expressway which skirts the North Wales coastline right to the ferry port at Holyhead is also easily accessed from here. Situated right on the edge of the mountainous region of Snowdonia, this is perfect country for walkers and climbers alike.

Property Features

Porch

Lounge:	14' 4" x 15' 1" (4.37m x 4.62m)
Dining Room:	10' 6" x 8' 9" (3.22m x 2.67m)
Kitchen:	10' 6" x 8' 2" (3.21m x 2.51m)
Bedroom 1:	10' 2" x 18' 5" (3.12m x 5.62m)
Bedroom 2:	11' 11" x 8' 11" (3.64m x 2.72m max)
Bedroom 3:	7' 10" x 10' 1" (2.41m x 3.08m)
Bathroom:	7' 7" x 6' 1" (2.33m x 1.87m)
Attic Room 1:	14' 6" x 8' 3" (4.44m x 2.53m max) Limited Headroom. Eaves storage.
Attic Room 2:	7' 11" x 8' 3" (2.43m x 2.54m) Part restricted headroom. Storage to eaves.



Outside

A sloping private driveway leads to the property and a spacious off road parking area. Just off the parking area is a block built garden store which is double glazed and a useful wood/bike store. Much of the garden is laid to lawn with patio seating areas from where you can enjoy the local scenery.

Garden Store: 11' 2" x 9' 4" (3.42m x 2.86m)

Wood/Bike Store: 4' 11" x 9' 2" (1.50m x 2.81m)

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. After passing Cwm-y-Glo, turn left onto the A4244 signposted for Bangor. Continue on this road, turning right where signposted for Deiniolen (1 mile). Proceed through the village and continue on this road as it bears to the right and starts to climb the hill towards Dinorwig. Upon reaching the top of the hill, follow the road round the left hand bend and continue for approximately 200 yards where you will see the first house on your left. The driveway to the property is immediately after this house - it's narrow and easily missed. If you've reached the council houses on your left you've gone too far.

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.

Viewing by Appointment

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

