

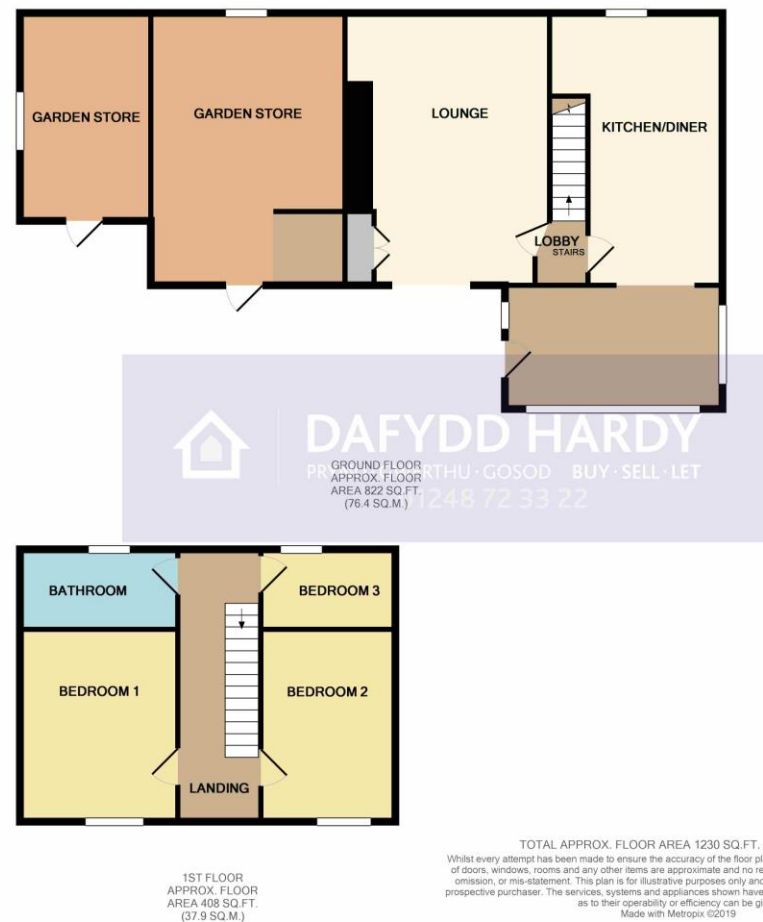


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**FOR SALE**  
**AR WERTH**



**Bron y Foel, Nebo, Caernarfon, Gwynedd LL54 6EN • New Price OIRO £345,000**  
*A stunning location with a panoramic view - and Approx. 5 acres of land!*

- Detached Stone Cottage
- Stunning Panoramic Sea Views
- 2 Double Bedrooms & 1 Single Bedroom/Office
- Open Plan Kitchen/Diner & Family Bathroom
- LPG Central Heating & uPVC Double Glazing
- Planning Permission For A Detached Bungalow - C15/1330/22/LL
- Large Steel Agricultural Building
- Approx. 5 Acres Of Grazing land & Stables
- Advantage Of No Onward Chain
- Viewing Highly Recommended



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF



Bron y Foel, Nebo, Caernarfon, Gwynedd, LL54 6EN North Wales



Description

Positioned above the Nantlle Valley, with commanding views towards the sea, Bron y Foel enjoys a peaceful location and is surrounded by 5 acres of grazing land, split into several paddocks. You will also find a very large, steel agricultural building, ideal as a winter shelter or as a workshop. In addition there are 2 stables and 3 field shelters. The well presented accommodation briefly comprises of an open plan Kitchen /Diner that has a slate tiled floor and is fitted with light wood base and wall units, topped with a slate effect work surface. The Kitchen is equipped with an electric oven and hob with an overhead extractor fan and a washing machine point. The dining area features two large picture windows that perfectly frame the magnificent view across the countryside towards Caernarfon Bay and Anglesey beyond. Completing the ground floor is the spacious, yet cosy Lounge, featuring a brick fire place with an inserted gas fire. Upstairs are 2 good size Double Bedrooms and a smaller Single Bedroom that could also be used as an office space. All are served by a modern, fully tiled Bathroom that is fitted with a white Bath suite with an over bath shower unit and a heated towel rail. The property has uPVC Double Glazing throughout and is warmed by a LPG gas central heating system. Attached at the side of the property are two, stone built outbuildings that have recently been re-roofed and now provide useful storage space but also offer great potential to extend into, subject to all relevant planning permissions. In addition, adjacent to the property is a large building plot that has planning permission for a Detached, 2 Bedroom Bungalow. With so much on offer this rare opportunity is one to put at the very top of your viewing list.

Location

The small rural community of Nebo sits above the Nantlle Valley and boasts panoramic views of Caernarfon Bay towards Anglesey in the distance. The neighbouring villages of Llanllyfni and Pen y Groes are just a few miles away. Pen y Groes is situated along the main A487 which links Caernarfon to Porthmadog whilst allowing easy connections with the University city of Bangor, the main A55 expressway, the North Wales coastline and Anglesey. Pen y Groes enjoys a wide variety of shops and businesses together with schools, and a leisure centre. The main shopping towns of Caernarfon and Porthmadog are only a few miles away and there is a regular bus service to both. Situated close to the picturesque Nantlle Valley, there is ample opportunity to explore the beautiful surrounding countryside, a perfect playground for walkers and climbers or just to get a away from it all and get some fresh air.

Property Features

Kitchen/Diner:	25' 0" X 13' 8" (7.64m X 4.17m)
Lounge:	13' 0" X 15' 7" (3.98m X 4.76m) Max Dimensions
First Floor Landing	
Bedroom 1:	10' 3" X 9' 9" (3.13m X 2.99m)
Bedroom 2:	9' 0" X 10' 8" (2.76m X 3.26m)

Bedroom 3:	9' 0" x 4' 5" (2.76m x 1.36m)
Bathroom:	9' 9" x 5' 0" (2.98m x 1.54m)

Outside

Bron y Foel is set in 5 Acres of Hillside Grazing, made up of several paddocks with 2 stables and 3 field shelters. Adjacent to the main building is a large steel agricultural building with a large sliding door, concrete floor and a dog run to the rear with ample parking space outside this very useful building could lend itself to a variety of different uses. Attached to the house are small stone outbuildings that have recently had a new roof and provide storage space for all your gardening equipment. To the other side of the house is a raised plot that has been granted planning permission for a large, Detached 2 Bedroom Bungalow and enjoys a stunning vista across the countryside towards the sea.

Garden Store:	12' 3" X 16' 0" (3.74m X 4.88m)
Garden Store:	8' 2" X 13' 0" (2.50m X 3.98m)
Outbuilding:	59' 11" x 20' 1" (18.28m x 6.14m)

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout, at the Inigo Jones slate attraction, take the second exit and continue along the A487. After approximately a mile take the first exit at the next roundabout. Proceed to the next roundabout and take the second exit, sign posted Llanllyfni. Continue along this road through the village of Llanllyfni, passing the cemetery on your left as you leave the village. The winding road will take a sharp turning to the left at the top of the hill and after a short distance take the first left turning sign posted Ffordd Penchwarel. Bron y Foel is about ¼ mile further along, set back off the road on your right.

Services

We are informed by the seller this property benefits from mains Water, Electricity and Private Drainage.

Heating

LPG 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  
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Energy Performance Certificate

HM Government

Bron y Foel, Nebo, CAERNARFON, LL54 6EN

Dwelling type: Semi-detached house

Date of assessment: 27 March 2014

Date of certificate: 27 March 2014

Reference number: 8604-7527-2330-71 53-2926

Type of assessment: RdSAP, existing dwelling

Total floor area: 70 m²

Use this document to:

• Compare current ratings of properties to see which properties are more energy efficient

• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 4,269
Over 3 years you could save		£ 2,328

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 132 over 3 years	You could save £ 2,328 over 3 years
Heating	£ 3,420 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 588 over 3 years	£ 387 over 3 years	
Totals	£ 4,269	£ 1,941	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-40) G

Not energy efficient - higher running costs

Current

Potential

86

39

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,731
2 Floor Insulation	£800 - £1,200	£ 213
3 Low energy lighting for all fixed outlets	£40	£ 93

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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