



DAFYDD HARDY

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FOR SALE
AR WERTH



5 Cae Chwarel, Rachub, Gwynedd LL57 3HN • Offers Over £90,000

A home in sight of the Snowdonia Mountain Range.

- Attractive Mid Terrace Cottage
- Scenic Village Setting
- Double Bedroom & Family Bathroom
- Sizeable Lounge & Fitted Kitchen
- Recently Modernised
- Timber Framed Double Glazing & Gas Central Heating
- Enclosed Lawned Garden & Off Road Parking
- On The Edge Of The Snowdonia National Park
- Spectacular Views
- EPC Band: C



156 High Street, Bangor, Gwynedd LL57 1NU | lettings@dafyddhardy.co.uk | 01248 371212



dafyddhardy.co.uk



Description: If you are a first time buyer, an investor, or someone seeking a cosy home or holiday retreat in a scenic village setting on the edge of the Snowdonia National Park, we would highly recommend that you view this attractive mid terrace cottage that stands in a pleasant residential neighbourhood in the scenic Gwynedd village of Rachub, enjoying spectacular views towards the mountains from parts of the property. The former quarryman's dwelling, whose origins are believed to date back to the mid-19th century has more recently been comprehensively modernised by the present owners, who has since maintained it to a high standard, retaining some of the style and character one would expect from a property of this period and type. The well-proportioned accommodation, which benefits from Pre-Treated Timber Framed Double Glazing and Mains Gas Fired Central Heating, includes an on the ground floor an a Good Size Open Plan Lounge/Fitted Kitchen/Diner that has the added advantage of a modern wood burning stove, while a Double Bedroom and Family Bathroom can be found on the first floor.

Location: The scenic village of Rachub, which stands on the edge of the Snowdonia National Park, has its own Public House and is opportunely placed for the many coastal and rural attractions to be found in this part of Gwynedd. The nearby village of Bethesda provides both a primary and secondary school, 3 convenience stores, 3 cafes, 4 public houses and an assortment of specialists shops, while a little further afield, the university city of Bangor, along with its neighbouring communities, ensure that with a wide range of shops, services and recreational facilities, your essential needs are well catered for. Easy access is enabled via the A55 Expressway that is approximately 2 miles from the village, propelling you in a westerly direction onto the lovely island of Anglesey and eastward along much of the North Wales coast towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway network.

Lounge/Kitchen/Diner: 13' 5" x 13' 3" (4.10m x 4.05m) max dimensions

Bedroom: 14' 0" x 8' 3" (4.29m x 2.53m)

Bathroom: 4' 11" x 4' 10" (1.50m x 1.48m)

Outside

On the opposite side of the cul-de-sac, the residence enjoys the added benefit of an off road parking area with a side mounted log store and access to an enclosed lawned garden that leads to a spacious stone built storage building and an additional front mounted log store. In summer months, the garden is often a continuous suntrap, offering an ideal spot for outdoor dining and entertaining, or just relaxing.

Tenure: We have been informed that the tenure is Freehold.

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

Services: We are informed by the seller that this property benefits from Mains Water, Gas, Electricity & Drainage.

Directions: From Bangor proceed along the A5 to the A55 roundabout and follow signs to Bethesda/Betws y Coed. Carry on for about a mile and just before entering Bethesda turn left at the Bryn Bella crossroads onto Ffordd Llwyn Bleddyn. Continue to the top of the hill and turn left into Llanllechid Road and then an immediate right onto Stryd Fawr. Carry on up the hill and just before you reach the top, you will find the turning for Cae Chwarel on your right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

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