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Bod Elen, Clynnogfawr, Caernarfon LL54 5PF • £218,000

Impressive and spacious dormer bungalow with a delightful garden.

- Well Maintained Detached Dormer Bungalow
- Quiet Residential Location
- 3 Generous Size Bedrooms
- Spacious Lounge
- Modern Fully Fitted Kitchen
- Separate Dining Room
- En-Suite Bathroom & Ground Floor Shower Room
- Surrounded By Well Kept Gardens
- Attached Single Garage
- EPC Band: D



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Bod Elen , Clynnogfawr, Caernarfon LL54 5PF North Wales

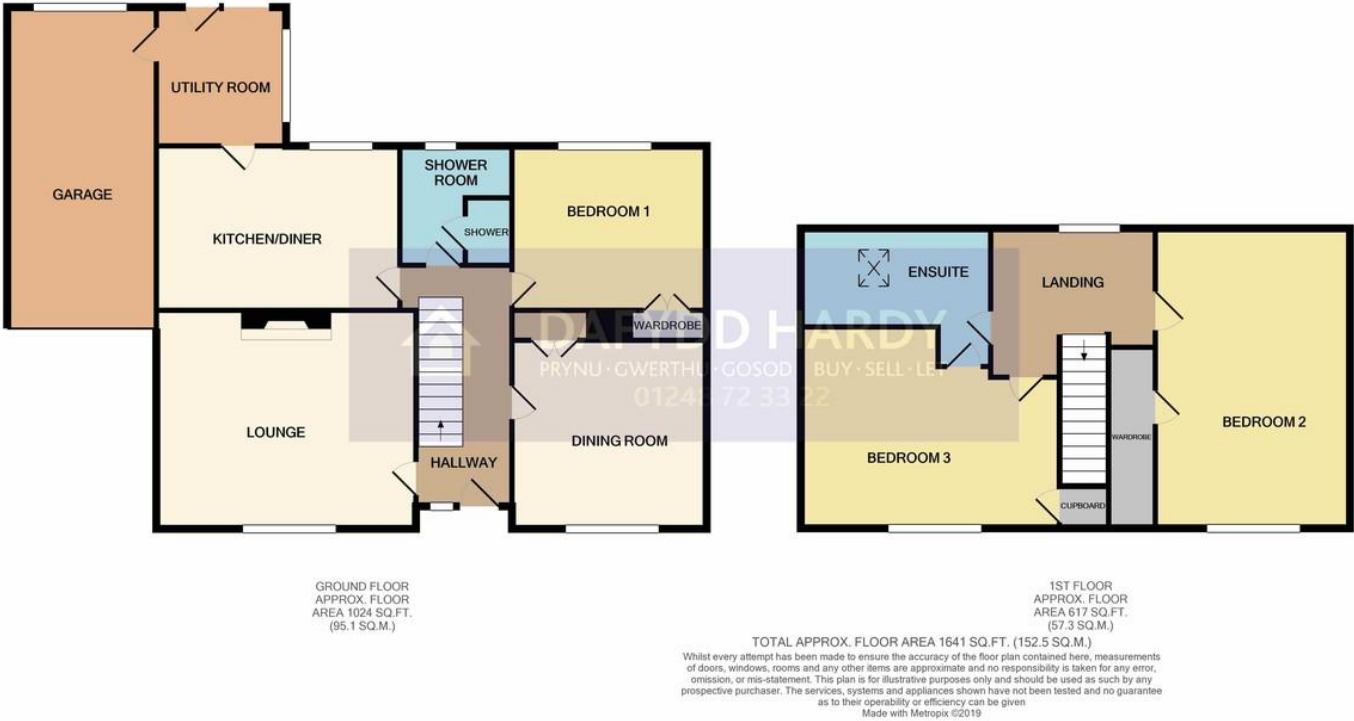


Description

If you're looking for a more spacious home, this superior Detached Dormer Bungalow could well be just what you have been looking for. With well proportioned rooms and plenty of outdoor space there's room for all the family to enjoy and with the beach just a short walk away its perfect for everyone even the family dog. The well presented accommodation briefly comprises of a generous size uPVC Conservatory at the front of the property that leads into the wide Entrance Hall features laminate wood flooring an open tread staircase to the first floor. To the side of the Hallway is the spacious and well decorated Lounge with a large picture window that overlooks the front garden, allowing lots of natural daylight to fill the room. The main focal point is a modern gas "log Burner" style fire that sits on a polished slate hearth with a wooden lintel above. Across the hallway is a large, front aspect dining room where you can entertain your family and friends on those special occasions. The Kitchen has a ceramic tile floor and is fitted with solid wood, base cabinets with matching wall units, topped with a stone effect work surface. This very spacious Kitchen is also equipped with an electric oven and hob with an overhead extractor fan above as well as a built-in wine rack and a dishwasher point. A useful Utility room is off the Kitchen and is also fitted with a tiled floor and light wood units. Completing the ground floor is a small shower room with a Wc, a spacious and a generous size Double Bedroom with a built in wardrobe. Upstairs there are a further 2 very generous size Double Bedrooms with the Master Bedroom fitted with a part tiled, white, En-suite Bathroom. The property is heated by an oil fired central heating system and has been fitted with uPVC Double Glazing. With so much space, both inside and out, we highly recommended you book a viewing to fully appreciate this ideal family home that's ready for you to move straight in.

Location

Clynnog Fawr is situated along the spectacular North Wales coastline which sweeps across from Caernarfon Bay towards the 'Yr Eifl' Mountains all the way to the tip of the Llyn Peninsula which juts out into the Irish Sea. Although a small community, the village boasts a spectacular church, much larger that would be expected and is steeped in Welsh history, dating as far back as the 7th Century. The village is just off the main A487 thoroughfare that links the town of Caernarfon with the seaside resort of Pwllheli. Here you will find local amenities of a village store/petrol station and public house. The village is on a bus route with the main shopping town of Caernarfon some 10 miles distant and easily reached by the much improved coastal road just 15 minutes by car. Nearby are numerous beaches to enjoy along with some beautiful mountainous scenery.



Entrance Hall

Lounge: 13' 4" x 15' 10" (4.08m x 4.84m)

Dining Room: 11' 6" x 11' 10" (3.52m x 3.63m)

Kitchen/Diner: 10' 0" x 14' 10" (3.07m x 4.54m)

Utility: 8' 5" x 7' 11" (2.59m x 2.42m)

Bedroom 1: 10' 0" x 11' 10" (3.07m x 3.63m)

Shower: 7' 3" x 6' 10" (2.23m x 2.09m) max

First Floor Landing

Bedroom 2: 18' 4" x 11' 10" (5.60m x 3.63m)

Bedroom 3: 12' 4" x 15' 9" (3.76m x 4.82m) max

En-Suite: 6' 0" x 11' 7" (1.84m x 3.54m)

Outside: At the front of the property is a wide concrete driveway that provides enough off road space to park 4 vehicles, in addition to the attached Single Garage. A well tendered raised lawn is also at the front and is bordered by sturdy conifer hedging. The large lawn area continues through to the side and rear of the house via a wooden archway complete with beautiful climbing roses. To the rear of the property you will also find a sheltered patio area, accessed from the utility room.

Garage: 19' 8" x 9' 1" (6.00m x 2.78m)

Directions

From our Caernarfon office, proceed towards Bontnewydd along the A487, crossing over the roundabout (after Tesco). Continue along this road for several miles passing through Llanwnda and Bethesda Bach, passing the Glynllifon Estate and through the village of Pontllyfni on your left. Keep on this road a nd after a short distance you will come to Clynnogfawr. Take the first left hand turning, into the village and Bod Elan can be found behind the petrol filling station on your left.

Services

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



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