



# DAFYDD HARDY

PRYNU • GWERTHU • GOSOD BUY • SELL • LET



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FOR SALE  
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**Frondeg, Rhosgadfan, Caernarfon, Gwynedd LL54 7HR • £195,000**

*A roomy home in a rural village location with the most splendid of sea views!*

- Sizeable Detached Family House
- 4 Bedrooms & Bathroom
- Beautiful Lounge With Open Fireplace
- Modern Fully Fitted Kitchen/Diner
- uPVC Double Glazing & Oil Central Heating
- Exceptional Far Reaching Sea Views
- Ample Off Road Parking
- Detached Workshop/Store
- Spacious Lawned Garden & Patio
- EPC Band: E



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

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Frondeg, Rhosgadfan, Caernarfon, Gwynedd, LL54 7HR North Wales



**Description**  
Frondeg is a large Detached family home set in an elevated position within the rural village of Rhosgadfan enjoying distant sea views across the countryside. As soon as you walk through the front door you will be impressed by the generous size of this well proportioned property. The generous accommodation comprises of a wide entrance hallway that features a polished wooden floor with a matching turning staircase to the first floor. Off the Hallway is an extensive Lounge with a large picture window, where you can watch the weather roll in from over the sea in the distance. There is also an open stone fireplace with a stone hearth that forms a central focal point for the room as well as a small alcove that could make a useful home office area. Across the hallway is the spacious Kitchen /Diner, fully fitted with a ceramic tile floor, with cream base and wall units, topped with a grey work surface and equipped with an electric oven and hob with an overhead extractor fan. A painted brick archway opens into the dining room giving a spacious open plan feel. Upstairs are 4 Double Bedrooms all served by a spacious fully tiled Bathroom, complete with a white corner bath suite and a large separate shower cubicle. The property is warmed by an oil fired central heating system and benefits from uPVC Double glazing throughout. We highly recommend you book a viewing soon to fully appreciate this spacious family home and to take a look at the superb view.



**Location**  
Rhosgadfan is a rural village occupying a lofty position above the bay of Caernarfon surrounded by open countryside with stunning views on offer towards the sea, the Menai Strait and the Isle of Anglesey. The village has a primary school, is on a regular bus route and only some 5 miles from the main shopping town of Caernarfon. The village of Penygroes is within easy reach having a wide range of amenities, schools and leisure facilities. Also close by and within easy reach is the coastline with its beautiful beaches whilst Snowdonia offers glorious mountain scenery and is easily accessed from Rhosgadfan. The foot hills of Snowdonia are just behind the village offering the opportunity for some great walks amongst some fine scenery.



**Property Features**

**Entrance Lobby**

**Reception Hall**

**Lounge:** 27' 0" x 15' 1" (8.25m max x 4.62m max)

**Kitchen:** 10' 5" x 10' 10" (3.19m x 3.32m)

**Dining Room:** 11' 11" x 9' 2" (3.65m x 2.80m)

**Landing**

**Bedroom 1:** 11' 8" x 14' 4" (3.58m x 4.37m)

**Bedroom 2:** 11' 7" x 10' 1" (3.54m x 3.09m)

**Bedroom 3:** 11' 8" x 9' 4" (3.56m x 2.87m)



**Bedroom 4:** 10' 2" x 15' 6" (3.10m max x 4.74m max)

**Bathroom:** 10' 2" x 7' 8" (3.11m x 2.36m max)

**Outside**

At the front of the property is a large off road parking area that also includes a spacious detached workshop. To the side is an elevated lawn area, bordered by a variety of flowering shrubs and bushes.

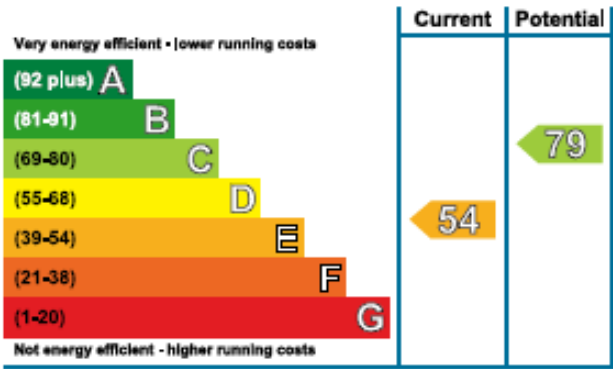
**Directions**

From Caernarfon, follow the A487 in the direction of Porthmadog. Continue through the village of Bontnewydd and turn left where signposted for Rhostryfan/Rhosgadfan. Continue through the village of Rhostryfan and as you reach Rhosgadfan, continue past the 30mph signs and proceed up the hill turning for Llwyn. Proceed past the turning for Y Dreflan where you will find the property located just a short distance further on the right hand side.

**Services**

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

**Energy Efficiency Rating**



**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.



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