



**Bronallt, Llanberis Road, Caernarfon, LL55 2DE**

**Price £249,950**

**DESCRIPTION**

An opportunity to purchase a Substantial Detached Family sized property. The property briefly comprises Entranace Hall, Two Reception Rooms, Lounge, Kitchen/Diner and Utility Room to the ground floor, Plus to the first floor are Four double bedrooms and a Family Bathroom. The property also has the benefit of gas central heating and partial double glazing. There is a workshop/store below the property and accessible from the rear. A single garage is also located at the rear of the property with a large garden area

**DIRECTIONS**

Situated on the Llanberis Road.



Entrance through front door into

## HALLWAY

Radiator.

## LIVING ROOM

**4.276 X 2.784m**

With an open fire, double radiator, large single glazed windows.

## RECEPTION ROOM (Left)

**4.206m X 3.32m**

Front aspect single glazed bay window; radiator.

## RECEPTION ROOM (Right)

**3.618m X 3.062m**

Gas fire; single glazed bay window; radiator.

## KITCHEN/DINER

**3.762 X 2.845m**

With a range of floor and wall units; stainless steel sink; Radiator; single glazed window.

## UTILITY ROOM

**1.82M X 1.5M**

Two uPVC double glazed windows, plumbing for washing machine

From Hallway stairs to

## FIRST FLOOR LANDING

## BEDROOM ONE (Right)

**4.223m x 3.32m**

Front aspect single glazed window; Radiator.

## BEDROOM TWO

**3.30m X 4.649m**

Front aspect single glazed window; storage cupboard

## BEDROOM THREE

**3.45m x 3.65 m**

Double bedroom; single glazed window to rear; radiator.

## BEDROOM FOUR

**3.67 x 3.21m**

Rear aspect single glazed window; radiator.

## BATHROOM

Panelled bath; hand wash basin and w.c.; Two UPVC double glazed windows

## ATTIC

This is fully floored with two defined rooms.

## OUTSIDE

The property features a single car garage and a large garden to the rear, and a workshop beneath the main property



## VIEWING ARRANGEMENTS

Strictly by appointment through the selling agent, James Properties Telephone 01286 479031

## IMPORTANT NOTICE

Services: None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as their working ability.

The property is in a Welsh Language area where Welsh has been the main language of the community for at least 1400 years and the basis of a rich culture. To maximise your enjoyment and appreciation of the culture of the country in which you hope to live, why not consider learning the language to allow you to be fully integrated into the community?

Welsh is also the principal medium of education for children in this area and details of Welsh courses can be obtained from the Welsh Language Board, Menter Iaith Gwynedd on 01766 512300 or from Meirion Dwyfor College on 01758 701385.

Mae'r eiddo yma mewn ardal Gymraeg ble mae'r iaith Gymraeg wedi bod yn iaith gymdeithas am beth bynnag 1400 o flynyddoedd ac yn sylfaen i'r diwylliant cyfoethog. I ehangu eich mwynhad a'ch gwerthfawrogiad o ddiwylliant y wlad lle'r ydych yn gobeithio byw, beth am feddwl am addysgu'r iaith i'ch galluogi i gyfrannu yn llawn i'r gwyndeithas?

Hefyd, mae plant yn cael eu dysgu drwy gyfrwng yr iaith Cymraeg yn yr ardal yma ac fe gewch fanylion o gyrsiau Cymraeg gan "Bwrdd yr Iaith Gymraeg" "Menter Iaith Gwyedd" ar 01766 512300 neu "Coleg Meirion Dwyfor" ar 01758 701385.

Regulated by RICS



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