



Cae Gwynedd, Bontnewydd



A great opportunity to acquire this detached three bedroom family home on a large plot with a paddock and stables, garage and gardens. The property is in need of works but offers a vast amount of potential and would suit a developer or anyone seeking a DIY project. Central heating and double glazing. The accommodation comprises: entrance vestibule, entrance hall, living room, study, kitchen, utility, downstairs WC, three bedrooms and a family bathroom.



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Directions

Go into Bontnewydd from the south and go passed the Morrisons shop on you left. Go over the bridge and turn left onto Dol Beuno with the Fish & Chips shop in front of you. Go along this road passing the new housing estate on your right. Keep going along the lane and the property will be seen on the corner.

Accommodation (approximate measurements)

Entrance Vestibule

Entrance Hall

Living Room
20'4" x 11'1" (6.20m x 3.40m)

Study
10'6" x 6'10" (3.21m x 2.10m)

Kitchen
17'2" x 13'9" (5.25m x 4.20m)

Utility
13'10" x 13'9" (4.22m x 4.20m)

Downstairs
WC Low level WC and wash hand basin.

First Floor

Bedroom No: One
17'2" (max) x 10'5" (5.25m (max) x 3.19m)

Bedroom No:
Two 11'9" x 10'11" (3.59m x 3.35m)

Bedroom No: Three
11'0" x 9'6" (3.37m x 2.92m)

Family Bathroom
Panelled bath. Double shower cubicle with mains shower. Low level WC. Pedestal wash hand basin.

OUTSIDE

Ample parking to the front side and rear. Garage to the back. Paddock with stables.

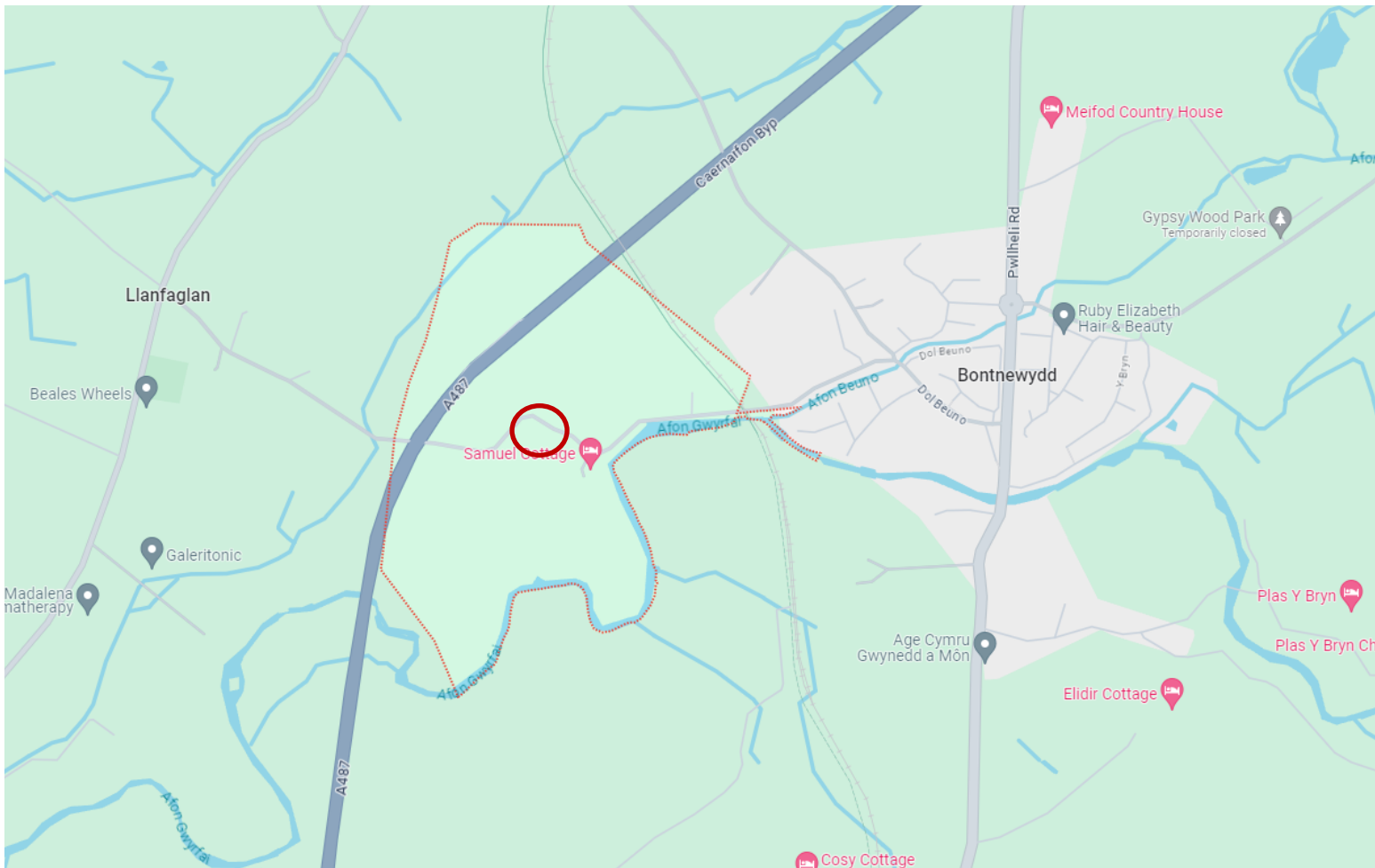
Viewing
Please contact us on 01766 512 666
porthmadog@bobparry.info or alternatively text
07778376424.

Making An Offer
In order to comply with Money Laundering Regulations we will require a certified copy of your drivers licence or passport and a copy of a utility bill.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



PLEASE TEXT 07778376424 TO ARRANGE A VIEWING



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