







Bryn, Cwm-Y-Glo, Caernarfon

3 Bed

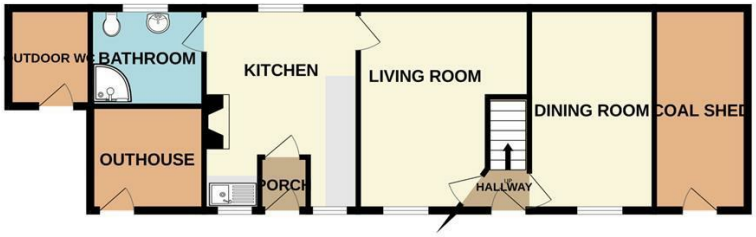
Cottage

£280,000

VARCITY LIVING

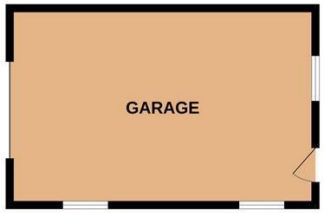
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GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

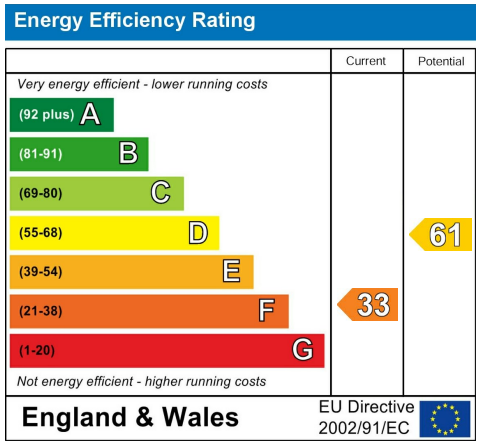




TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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- Spacious detached cottage with land
- Pre-planning approved for separate dwelling
- Development opportunity
- Multiple outhouses
- Scenic panoramic views across Llanberis
- Detached garage
- Driveway



Occupying a prominent elevated position with views towards the mountains surrounding Llyn Padarn, this traditional early 19th-century Welsh cottage is believed to be one of the village's oldest properties. Positioned at the gateway to Yr Wyddfa, it enjoys an enviable setting for those seeking easy access to the surrounding countryside.

Requiring modernisation throughout, the accommodation comprises a living room, separate dining room, traditional kitchen, ground floor bathroom and two first-floor bedrooms, with one previously divided to create a third smaller bedroom, which could easily be reinstated to its original size.

Set within generous grounds, the property is connected to mains drainage and benefits from pre-planning approval for an environmentally friendly two-bedroom dwelling, offering excellent development potential. A spacious garage and a range of attached outbuildings, including a coal house, store, external WC and original pigsty, provide further scope for a variety of uses.

Offering character, history and exceptional potential in a stunning lakeside setting, this is a rare opportunity for buyers seeking a rewarding renovation or development project.

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