

3 Bed Detached In Lon Groes , Gaerwen, LL60 6DF

£270,000





## SHORT DESCRIPTION

Property Ref: 16949 EPC in progress Properties of this nature rarely come to the market and offer a fantastic opportunity for a buyer to create a truly exceptional family home. Guide Price £270,000 Situated in the popular village of Gaerwen, this detached residence enjoys breathtaking views towards Snowdonia from every room and offers generous living accommodation, extensive outdoor space, and enormous potential for modernisation and improvement. The property comprises three well-proportioned bedrooms, a family bathroom, three versatile reception rooms, and a fitted kitchen, providing ample space for family living. While requiring updating throughout, it presents the perfect opportunity for buyers looking to put their own stamp on a property and create their dream home. Outside, the property continues to impress with a spacious rear garden, secure gated parking, and a detached garage complete with its own inspection pit, making it ideal for vehicle enthusiasts, hobbyists, or those seeking additional workshop space. There is also the added benefit of an outside WC and a separate utility room. Conveniently located close to local amenities, schools, and transport links, the property combines countryside charm with everyday practicality. Key Features • Detached family home • Guide Price £270,000 • Freehold • Three bedrooms • Three reception rooms • Spacious rear garden • Stunning Snowdonia views from every room • Secure gated driveway with ample parking • Detached garage with inspection pit • Outside WC and separate utility room • Oil-fired central heating • Excellent opportunity for modernisation and value enhancement • Sought-after Gaerwen location • Council Tax Band D • EPC to be confirmed A rare opportunity to acquire a home with outstanding views, generous grounds, and exceptional potential. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

3

Bed Room(s)

1

Bath Room(s)

3

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL FLOOR AREA: 1739.02 sq. ft. (161.56 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of these residential spaces and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the approved contract. The layout, fixtures and appliances shown here are not intended to be a guarantee as to their availability or efficiency and the plan may vary without notice.

## EPC GRAPH

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