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1 Pyllau Dwr, Llanberis, Caernarfon, Gwynedd LL55 4TH

*GUIDE PRICE £160,000+



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Not to scale. For identification purposes only

- **A freehold detached stone built cottage. Double glazing. Additional log cabin.**

Description A freehold detached individually designed character stone built cottage benefiting from double glazing with an additional log cabin. Set in approximately 7.5 acres of mixed terrain in an elevated position with country and mountain views across the valley floor. There is potential to extend subject to any necessary consent.

Situated The property is located off Church Road, over the cattle grid and up the path at the

waterfall sign. Turn right at the Pyllau Dwr sign. On the edge of Snowdonia National Park at

the foot of Mount Snowdon and above Llanberis village. Llanberis is a bustling village and tourist destination popular with walkers and climbers with all local amenities including village shops, outdoor outlets, restaurants, public houses and schools.

Ground Floor Porch, Open plan Lounge/ Diner, Kitchen, Bathroom/WC

First Floor Mezzanine level with Crog Loft Bedroom.

Outside Set in approximately 7.5 acres of mixed terrain.

Joint Agent
Beresford Adams

**Beresford
Adams**