



Hafan Glasinfryn, Bangor, Gwynedd LL57 4UN

£240,000

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- Charming and characterful home set within generous gardens
- 2 Bedrooms/1 Bathroom/3 Receptions
- Beautiful rural and mountain views from multiple rooms, including the dining area.
- Flexible layout with two ground-floor bedrooms plus an attic hobbies room
- Stylish kitchen with solid wood worktops, Belfast sink and stable door.
- Generous wrap-around gardens and private parking for two cars
- EPC E; Council Tax Band C £2271.24 2026/2027; Broadband Up To 664 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

Property Summary

A charming and characterful home set within generous gardens and surrounded by beautiful rural views towards the mountains. This unique property blends traditional features with practical modern comforts, offering flexible living spaces ideal for a variety of lifestyles.

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Stepping inside, a welcoming reception hall leads to two well-proportioned ground-floor

bedrooms, including a rear bedroom with French doors opening directly to the garden. A stylish shower room serves the ground floor, fitted with a modern white suite and tiled finishes.

The cosy lounge is the heart of the home, featuring a stone-faced fireplace with a

wood-burning stove, exposed purlins, and dual French windows that fill the room with

natural light.

From here, the accommodation flows into a bright dining room with a large picture window framing open countryside views, plus independent garden access. A charming galleried landing above adds further character and versatility.

The kitchen and breakfast room provide a practical and inviting space, complete with solid wood worktops, a Belfast sink, tiled floors, and a stable door opening to the rear garden. A

large built-in cupboard houses the oil-fired combi boiler, and additional storage is

thoughtfully integrated throughout.

A pine staircase from the second bedroom leads to an attic hobby room perfect as a quiet workspace, craft room, or additional storage area.

Outside, the property enjoys established gardens on all four sides, offering multiple seating areas to enjoy the peaceful setting.

A private tarmac driveway provides off-road parking for two cars, and the home benefits from delightful open views across fields towards the mountains.

This is a wonderful opportunity to secure a distinctive home in a tranquil rural location, full of charm and potential.

*Beautiful rural and mountain views from multiple rooms, including the dining area. *

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*Character throughout with exposed beams, stone features and a wood-burning stove. *

*Flexible layout with two ground-floor bedrooms plus an attic hobbies room. *

*Bright living spaces with French windows and multiple garden access points. *

*Stylish kitchen with solid wood worktops, Belfast sink and stable door. *

*Generous wrap-around gardens and private parking for two cars. *

Location

The picturesque village of Glasinfryn is ideally situated for the many coastal attractions to be found in this part Gwynedd, and just outside the commuter city of Bangor. The university city of Bangor, which is only a stone's throw away, offers along with its neighbouring communities a wide range of shops, services and recreational facilities, ensuring that your essential needs are well catered for. Additionally, the city benefits from a first-class intercity rail service and the A55 Expressway, which westward, propels you through the lovely island of Anglesey and eastward, along much of the North Wales coastline towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway network.

Agents Notes

The property is of stone/brick/concrete block construction with rendered and painted elevations under a pitched slate roof with a mineralised felt covered roof to the rear portion of the property.

New roof, flat roof, slate roof and trusses replaced in 2013.

Front and back doors replaced in 2013.

Central heating boiler installed 2024.

Council Tax Band C £2271.24 2026/2027

Broadband Up To 664 Mbps

Exact Location

what3words ///globe.undercuts.boat

<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

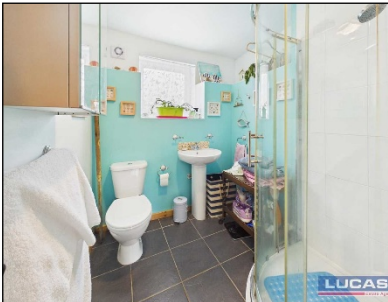
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Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	64

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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