



No 2,2 Well Street Gerlan Gerlan,Bethesda LL57 3TW
 Freehold Mid Terrace House
 £155,000

- Stunning Mountain Views, Character Cottage, Large Decked Terrace And Summer House/ Garden Studio
- 2 Bedrooms/1 Bathroom/1 Reception/Attic Room/Hobbies Room
- Cosy Living Room With Log Burner
- Modern Fitted Kitchen, Contemporary Bathroom
- Useful Outside Recycling Storage Room, Quiet, Tucked-Away Village Location
- On Street Parking Available Close By On Well Street Itself Or Ffordd Gerlan.
- EPC TBC; Council Tax Band B £1949.65 2026/2027; Broadband Up To 40 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

Charming Stone Cottage with Panoramic Mountain Views

Tucked away within a peaceful village lane, this beautifully presented stone cottage offers a unique blend of character, modern living, and exceptional outdoor space, all complemented by breathtaking, far-reaching mountain views.

With versatile accommodation arranged over three floors and standout external features including a decked terrace, generous garden, and detached summer house, this home delivers lifestyle in every sense.

- Beautiful character stone cottage
- Gas central heating and double glazing
- Two bedrooms + additional attic room/hobbies room
- Stunning panoramic mountain views
- Spacious decked terrace (approx. 17'1" x 17'7")
- Generous garden with mature planting
- Detached summer house / home office
- Cosy living room with log burner
- Modern fitted kitchen
- Contemporary bathroom
- Quiet, tucked-away village location
- Approx. 876 sq. ft (excluding terrace)

Accommodation

Ground Floor

Living Room (15'8" x 12'3")

A warm and inviting living space centred around a log-burning stove, creating a cosy focal point. The room benefits from excellent natural light and provides a comfortable setting for both relaxing and entertaining.

Kitchen (14'2" x 7'0")

A stylish modern kitchen featuring sleek cabinetry, contrasting work surfaces, and a charming feature beam, perfectly blending contemporary design with the cottage's character.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Rear Porch

Providing practical access to the rear and leading directly onto the outdoor terrace.

First Floor

Bedroom One (8'4" x 13'0")

A bright double bedroom with pleasant outlooks and tasteful décor.

Bedroom Two (7'2" x 9'11")

A versatile second bedroom, ideal as a nursery, guest room, or home office, benefitting from elevated views across the surrounding landscape.

Bathroom (8'3" x 6'10")

A modern family bathroom with bath and shower over, complemented by contemporary fittings and stylish finishes.

Second Floor

Attic Room/Hobbies Room (14'8" x 10'4")

A highly versatile additional space, ideal as a home office, guest room, or hobby room, adding valuable flexibility to the property.

(Please note restricted head height in parts)

Outside

This property truly excels with its outdoor offering:

Decked Terrace

A standout feature—generous in size and beautifully positioned to take full advantage of the spectacular mountain views. Perfect for:

- Outdoor dining
- Entertaining
- Relaxing while enjoying the scenery

Garden

- Enclosed and private
- Mature planting and greenery
- Family-friendly space with lawn area

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Summer House (11'9" x 9'9")

A fantastic addition, ideal for:

- Home office
- Studio / creative space
- Garden retreat

Additional External Features

- Traditional stone boundary walls
- Useful outside recycling storage room
- Charming approach via quiet lane

Situated in a desirable village setting, the property offers:

- A quiet and community-focused environment
- Immediate access to walking routes and nature
- Stunning nearby mountain landscapes
- Convenient access to local amenities

Parking

On street parking is available close by on Well street itself or Ffordd Gerlan.

Location

Located in the highly desirable village of Gerlan, the property enjoys an elevated position with beautiful views towards Penrhyn Quarry and Mynydd Llandygai. It remains conveniently placed for easy access to Bangor, local amenities and transport links—offering the best of both worlds.

The village of Bethesda borders the beautiful Eryri/Snowdonia National Park and is surrounded by magnificent countryside including the higher mountain ranges. A good range of amenities can be found within the village, as well as schools and numerous leisure facilities to include Zip World. Bangor is approximately 6 miles distant and the A55 expressway 3 miles.

Agents Notes

The property is of stone construction under a slate roof.

Council Tax Band B £1949.65 2026/2027

Broadband Up To 40 Mbps

Exact Location

what3words ///bookshop.brick.factored

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/0959-1210-5406-1608-0600>

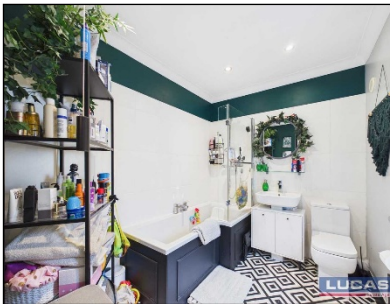
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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.

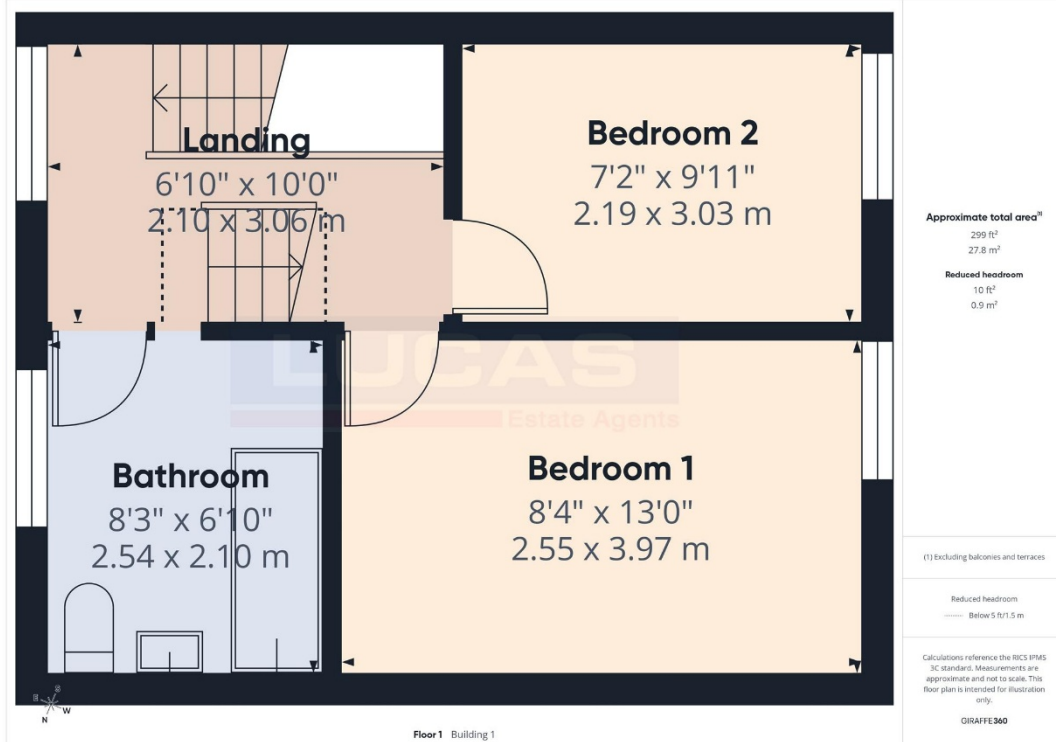


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

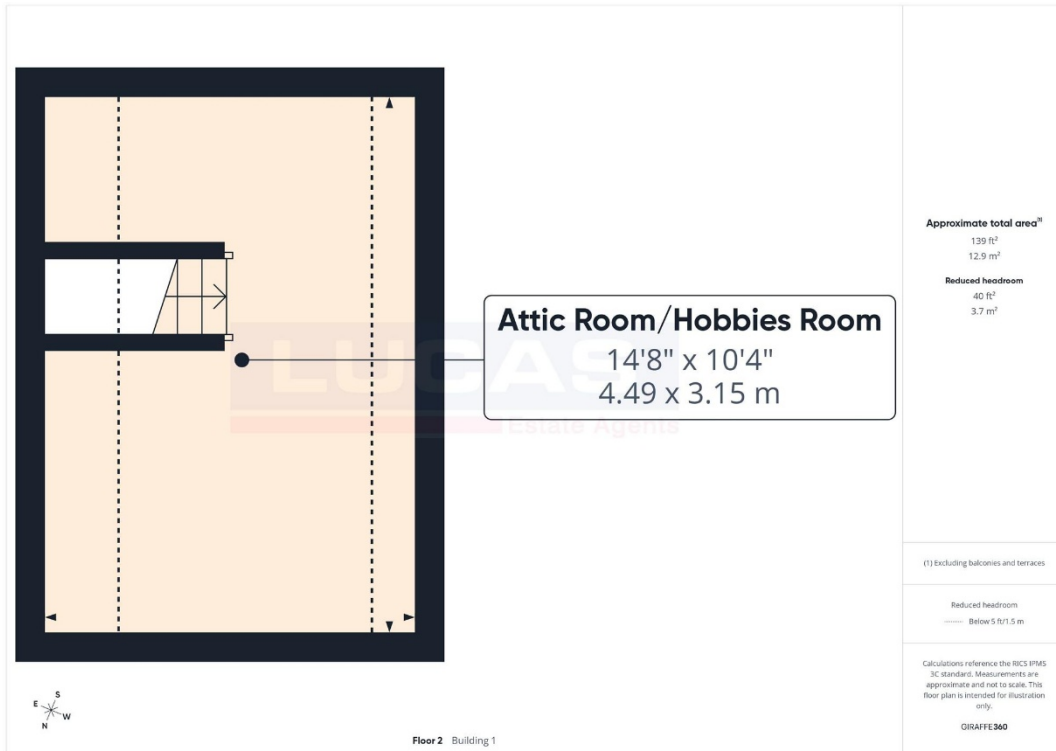


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.