DAFYDD HARDY
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Flat 12, Glan Y Mor, Turkey Shore, Caernarfon, Gwynedd, LL55 1TA

Asking Price: £88,000

EPC Rating: C

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Summary

If you are over 50 and seeking a spacious and comfortable, centrally located apartment in the bustling historic town of Caernarfon, we would highly recommend that that you view this most attractive first floor residence. The dwelling has the advantage of a communal lounge and laundry room, a security entry system and lifts to all floors. Private off-road parking, on a first come, first served basis is also available to all residents. The well-proportioned accommodation, which benefits from double glazing and Economy 7 night storage heating, includes an Entrance Hall, a sizeable Lounge, a spacious Fitted Kitchen/Diner together with 2 Bedrooms and Bathroom; all set across two floors.

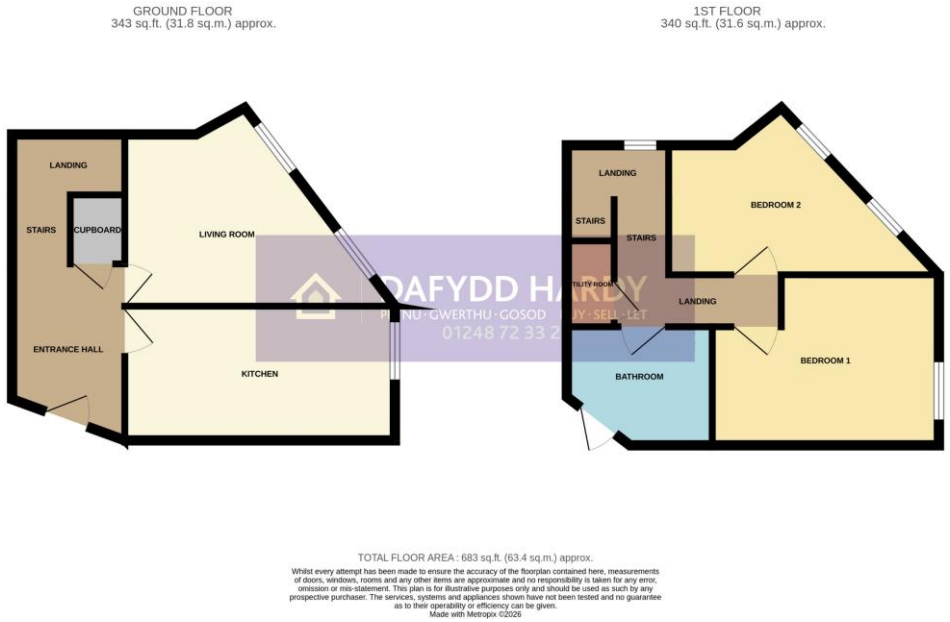
The vendor has informed us that there is 125 years left to run on the existing lease from 1993 (your solicitor should confirm this), a ground rent of approx. £96 per annum and a service charge that amounts to approx. £4,749 per annum.

The complex is conveniently located close to the centre of Caernarfon, offering a wide range of shops, services and recreational facilities, ensuring that your essential needs are well catered for. With its excellent surrounding road network, the town is well placed for the many coastal and rural attractions to found in this part of North Wales. If you want to go slightly further afield the university town of Bangor is only a few miles away, offering a first-rate intercity train service and access to the A55, allowing rapid westbound commuting throughout Anglesey or eastbound towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway system.

Directions

From our Caernarfon office proceed on foot towards the castle and turn right onto Palace Street (which is pedestrianised). Continue over the junction, passing the Black Boy public house on the left-hand side. Upon reaching Bank Quay Road, the property can be seen directly in front of you on the corner of Turkey Shore.

What3Words: wages.also.repair



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Economy 7 night storage heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is leasehold on a 125 year lease from 1993. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Annual Service Charge: £4,749.00
Annual Ground Rent: £96.00
(The above figures have been provided by the vendor)

Council Tax Band

The property is council tax band B.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.













Entrance Hall	*1.85m x 3.08m (6'1" x 10'1") max. dimensions*
Kitchen	*4.7m x 2.2m (15'5" x 7'3")*
Living Room	*4.67m x 4.34m (15'4" x 14'3") max. dimensions*
First Floor Landing	
Bedroom 1	*3.93m x 2.98m (12'11" x 9'9") max. dimensions L-shaped*
Bedroom 2	*4.73m x 4.01m (15'6" x 13'2") max. dimensions*
Bathroom	*2.59m x 1.82m (8'6" x 6') max. dimensions*
Council Tax	*The property is council tax band B.*

- Spacious & Comfortable Apartment
- 2 Bedrooms & Bathroom
- Sizeable Lounge & Fitted Kitchen
- uPVC Double Glazing
- Economy 7 Night Storage Heating
- Security Entry System
- Communal Facilities
- Private Off-Road Parking
- Town Centre Setting

Disclaimer
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