DAFYDD HARDY
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Offers Over: £90,000

Flat 4 Gorffwysfa, St. Davids Road, Caernarfon, Gwynedd LL55 1BH

EPC Band E

Set in a highly sought after residential area of Caernarfon, this impressive Detached Town House has been converted into 5 spacious apartments with stunning views across the Menai strait to Anglesey. Apartment 4 is located on the first floor and is full of original features that include high ceilings with picture rails and decorative covings. The light and spacious accommodation briefly comprises of an impressive communal Hallway with a mosaic tiled floor and a beautiful wooden staircase that features stained glass windows off each landing. At the front of the apartment is a very generous size Lounge with a large bay window that perfectly frames the stunning view of the Menai Strait. Off the Hallway is a good size Double Bedroom with built-in wardrobes, whilst further along is a fully tiled Bathroom fitted with a white suite and a heated towel rail. To the rear of the property is a modern Kitchen/Diner with white base and wall units, topped with a light grey work surface and equipped with an electric oven and hob, an over head extractor fan and a washing machine point. The property is fitted with secondary glazing and a state of the art electrical heating system that can be controlled from your smart phone. We highly recommend you book a viewing soon to fully appreciate this spacious home with a most impressive sea view.

Entrance Hall

Lounge	*5.93m x 4.80m (19'5" x 15'9")*
Kitchen/Diner	*4.80m x 2.25m (15'9" x 7'5")*
Bedroom	*3.44m x 3.95m (11'3" x 13')*
Bathroom	*3.60m x 1.25m (11'10" x 4'1")*

Outside

At the front of the property is a spacious off road parking area whilst to the rear is a further similar size parking area with a large lawn area. Each apartment has a dedicated parking space and the space for no.4 can be found to the rear.

Accommodation & Amenities

- Well Designed First Floor Apartment
- Desirable Residential Location
- Traditional Detached Town House
- Spacious Lounge With Sea Views
- Fully Fitted Kitchen/Diner
- Family Bathroom
- Generous Size Double Bedroom
- uPVC Secondary Glazing & Modern Electrical Heating System
- Off Road Parking

Directions

From our Caernarfon office follow the road out of Caernarfon along Bangor Road, passing the Library and the Celtic Royal Hotel. At the Roundabout take the 3rd exit and proceed along St David's Road. Cross the crossroads and Gorffwysfa will be on your right.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating

Modern Electric Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

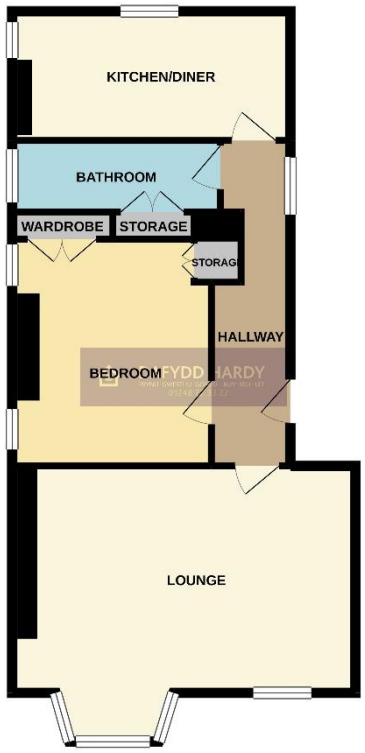
We have been informed the tenure is Leasehold with a 999 year lease from 2001. Vacant possession upon completion of sale. Vendor's solicitors should confirm title. We have been informed that the Ground Rent is £10 per annum and the £180 monthly service charge* which covers communal electricity, maintenance of garden together with insurance cover. Each apartment owns a 1/5 of the freehold.

* The service charge has been paid in advance this year therefore no service charge is due until November 2026.

Agents Note 1

We have been informed that the property is for use as a private dwelling only, pets by agreement with shareholders, no alterations to be made to the flat without prior permission of Gorffwysfa Management Company and that the flat and surroundings be kept clean and tidy at all times.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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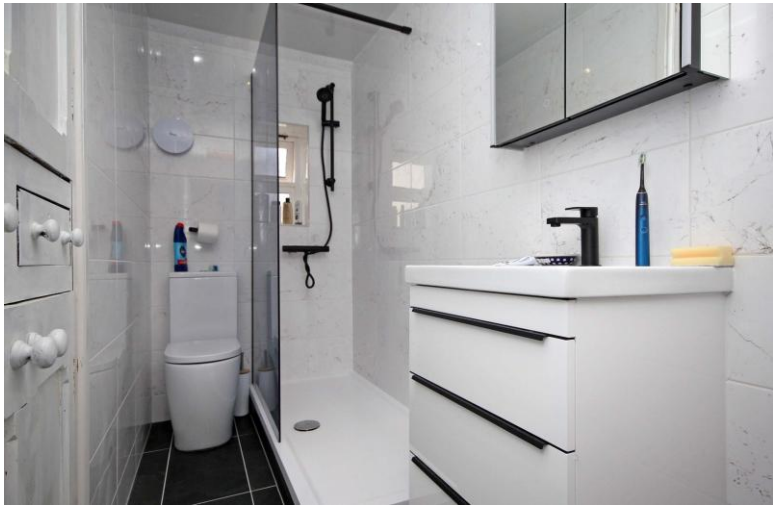




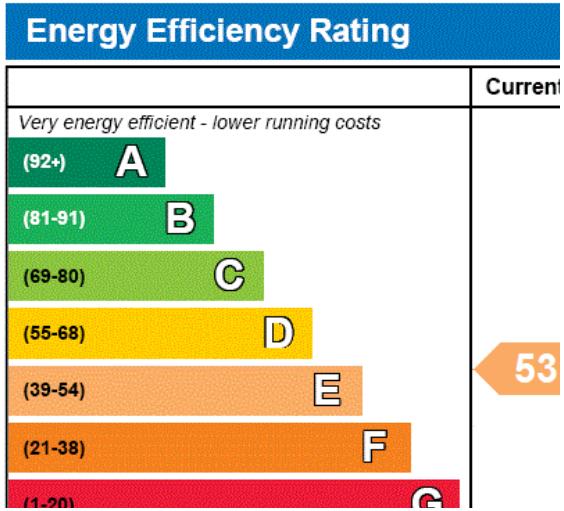












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