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Seibiant, St. Davids Road, Caernarfon, Gwynedd, LL55 1BH

Offers Over: £325,000

EPC Rating: D

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Summary

A particularly spacious Detached Bungalow (which holds a few welcome surprises) situated in the sought after and extremely convenient area of St. David's Road in Caernarfon, being within easy reach of town centre amenities and scenic waterfront. The property offers generous and practical accommodation complemented by spacious well-maintained gardens front and rear, off road parking and a useful integral Garage. There are also glimpses of the Menai Strait, something all the more noticeable from the first floor. The property has obviously been well maintained and cared for but would now profit from further modernising and updating to suit today's lifestyle. Off the welcoming entrance hall is a spacious lounge with feature real flame gas fireplace, a kitchen/diner and 2 double bedrooms served by a fully tiled 3 piece suite bathroom with separate shower. There is access via the kitchen to the garage leading through to a useful utility room with fitted sink unit, storage and WC. From here is where things gets interesting as there are 3 spacious and highly useable attic rooms located on the first floor (2 with large skylights and views), offering options and much potential to expand the accommodation – subject to the usual planning consents. Adding an additional surprise is the useable space located to the basement. Here we have 3 rooms: a workshop/garden store, store room and further workshop, all fitted with power/light. In addition are 3 separate storage areas. Whilst this space could continue in its current capacity (perfect for a carpenter or suchlike), this further expands the possibilities to the accommodation as perhaps an annexe/granny flat – again, subject to planning consents and approvals. Externally, to the front is a lawned garden and driveway to the side providing off road parking. Also within the garden are a few decorative plants and shrubs. The garage has a traditional roller door and comes fitted with power/light. The main garden to the rear is primarily laid to lawn with a few shrubs to the borders and a greenhouse. The property comes fitted with uPVC double glazing (with the exception of the front door) and gas central heating.

Caernarfon is a bustling town with plenty of shops, supermarkets, schools and leisure facilities. Just a short distance away lies the attractive dockside area with its theatre, marina and magnificent 13th century castle.

Directions

From our Caernarfon office, proceed north towards the main roundabout by Morrison's supermarket taking the exit past the Alexandra public house onto St. Davids Road. Follow the road and on passing Warfield Road, proceed onwards for a further 100 yards where you'll find the property on your left hand side. **https://what3words.com/grape.rushed.stack**



Services

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

Heating

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

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

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













GROUND FLOOR	
Entrance Hall	
Lounge	*3.69m x 4.87m (12'1" x 16')*
Kitchen/Diner	*3.67m x 3.97m (12' x 13')*
Utility Room With WC	*3.01m x 3.42m (9'11" x 11'3") Max dimensions.*
Bedroom 1	*3.50m x 3.98m (11'6" x 13'1") Max: Into wardrobe.*
Bedroom 2	*3.50m x 3.89m (11'6" x 12'9")*
Bathroom	*1.78m x 3.62m (5'10" x 11'11")*
FIRST FLOOR	
Attic Room 1	*5.32m x 3.39m (17'5" x 11'1") Max dimensions.*
Attic Room 2	*3.80m x 2.89m (12'6" x 9'6")*
Attic Room 3	*3.10m x 4.20m (10'2" x 13'9")*
BASEMENT	
Workshop/Garden Store	*3.50m x 4.88m (11'6" x 16')*
Store Room	*1.85m x 4.39m (6'1" x 14'5")*
Workshop	*3.60m x 4.87m (11'10" x 16')*

- Most Spacious Detached Bungalow
- 2 Bedrooms, Bathroom & Additional WC
- Sizeable Lounge With Real Flame Gas Fire
- Utility Room & 3 Highly Usable Attic Rooms
- uPVC Double Glazing & Gas Central Heating
- Basement With Workshops & Ample Storage
- Off Road Parking & Integral Garage
- Generous Lawned Gardens Front & Rear
- Will Require Some Modernising Work
- Sought After & Convenient Location









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