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11 Castle Street, Caernarfon, Gwynedd, LL55 1SE

Asking Price: £275,000

EPC Rating: E

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Summary

Occupying a prime position in the heart of the historic town of Caernarfon, this four-storey, four Bedroom Grade II Listed Terraced Home offers spacious and versatile accommodation, complemented by three reception rooms including a lower ground floor cinema room, a modern kitchen and a generous, low-maintenance rear garden. Ideally located within easy walking distance of a wide range of amenities, including independent shops, supermarkets, schools, the harbour and the town's famous castle, the property also enjoys views of the historic castle walls directly from the front door and turret views from the back garden. The accommodation begins with a welcoming Porch opening into the Entrance Hall, where original wooden flooring and a staircase to the upper floors create an attractive first impression. To the front of the property, the Lounge features a characterful log-burning stove set within the original chimney breast, complemented by the original timber flooring. The Dining Room enjoys an open feature fireplace with brick surround, laminate flooring and a rear-facing window, while a door provides access to the lower ground level, currently utilised as a versatile cinema room. An opening from the dining room leads into the stylish modern Kitchen, fitted with contemporary grey cabinetry, wood-effect worktops, integrated double ovens, a five-ring gas hob and a wide extractor hood. Natural light is provided by a side-facing window, while a door and additional window lead through to the rear porch, which offers plumbing for a washing machine. A convenient ground-floor WC completes the accommodation, with direct access to the rear garden. The first floor comprises two Bedrooms. Bedroom 2, positioned at the front, benefits from fitted storage cupboards either side of the original chimney breast together with a full-width sliding-door wardrobe. Bedroom 3 also offers a useful storage cupboard beside the chimney breast. Completing this floor is a spacious family Bathroom fitted with a bath, separate shower cubicle, W/C and wash basin, along with a generous storage cupboard providing additional plumbing for a washing machine. On the second floor are two further bedrooms. The principal bedroom is situated at the front and benefits from a built-in storage cupboard together with a stylish Ensuite Shower Room featuring a double-width shower, W/C and vanity wash basin. Bedroom 4 also includes a useful built-in storage cupboard, while the landing benefits from an additional storage cupboard and a Velux window, allowing plenty of natural light. The property also benefits from a boarded attic with Velux window which is currently used as an office space. Externally, the generous rear garden has been designed for ease of maintenance and offers excellent outdoor entertaining space. A concrete patio leads to an artificial lawn pathway, which in turn rises to an elevated artificial grass seating area. A dedicated barbecue area sits alongside a bespoke L-shaped timber shelter incorporating built-in seating, storage and a hot tub, creating an ideal space for relaxing and entertaining. Double metal gates provide access to the rear service alley. The property further benefits from gas-fired central heating and a combination of single and secondary glazing.

Directions

From our Caernarfon office, head west off the Maes square and onto Castle Ditch Road. Take the next turning on the right onto Castle Street and the property is located on the right-hand side before the council buildings.

What3Words: weedy.throw.calm



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 C.

Energy Performance Rating

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













Basement	
Cinema Room	*4.71m x 3.38m (15'5" x 11'1") Max. dimensions*
Ground Floor	
Porch	
Hallway	
Lounge	*3.95m x 3.49m (13' x 11'5") Max. dimensions*
Dining Room	*4.18m x 3.35m (13'9" x 11') Max. dimensions*
Kitchen	*4.07m x 2.48m (13'4" x 8'2")*
Rear Porch	
W/C	*1.39m x 1.16m (4'7" x 3'10")*
First Floor Landing	
Bedroom 2	*4.90m x 3.54m (16'1" x 11'7") Max. dimensions*
Bedroom 3	*3.37m x 3.21m (11'1" x 10'6") Max. dimensions*
Bathroom	*3.13m x 2.46m (10'3" x 8'1") Max. dimensions, L-shaped*
Second Floor	
Bedroom 1	*4.94m x 3.55m (16'2" x 11'8") Max. dimensions*
Ensuite	*2.07m x 1.39m (6'9" x 4'7") Max. dimensions*

- Four-Storey Grade II Listed Terraced Home
- 4 Bedrooms
- 2 Bathrooms (1 Ensuite)
- 3 Reception Rooms including Lower Ground Floor Cinema Room
- Modern Kitchen with Integrated Appliances
- Spacious Rear Courtyard with Bespoke Timber Shelter & Hot Tub
- Central Location Close to Amenities
- Gas Central Heating & Mixture of Single & Secondary Glazed Windows






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