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

Asking Price: £325,000

EPC Rating: D

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Summary

An attractive and characterful four Bedroom Semi-Detached red-brick property, ideally situated in the highly sought-after town of Caernarfon. Although requiring full renovation, this spacious home offers an exciting opportunity to create a superb family residence. The property boasts generous and versatile accommodation, including three Reception Rooms including a bay-fronted principal Lounge, four well-proportioned Bedrooms, front and rear gardens with a summerhouse, off-road parking, a garage, and outstanding views across the Menai Strait towards Ynys Môn (Isle of Anglesey). Caernarfon offers an excellent range of local amenities, including independent shops and businesses, supermarkets, schools, the historic castle, and the picturesque harbour, all within easy reach. The accommodation is entered through a beautiful original wooden front door with stained-glass panels, opening into a wide and welcoming Entrance Hall with stairs to the first floor. Beneath the stairs is a useful cloakroom with W/C, washbasin, and a separate storage cupboard. To the front of the property is the spacious Lounge, featuring a lovely bay window, an attractive fireplace set within the original chimney breast, and original wooden flooring. Double folding doors open into the Sitting Room, which can also be accessed directly from the entrance hall. This versatile reception room features a gas fire set within the original chimney breast and sliding patio doors opening onto the rear garden, framing impressive views across the Menai Strait towards Ynys Môn. Also accessed from the entrance hall is the Dining Room, with a side-facing window and an opening into the generous Kitchen. The kitchen enjoys a bright triple-aspect design with windows to the side and rear, together with a door providing direct access to the rear garden. The first floor offers a spacious Landing with loft access and a side window allowing plenty of natural light. There are four well-proportioned Bedrooms. Bedrooms 1 and 4 are positioned at the front of the property, with the principal bedroom benefiting from a bay window, feature fireplace, and fitted vanity unit with wash hand basin. Bedroom 4 includes a built-in wardrobe. Bedrooms 2 and 3 overlook the rear garden and enjoy elevated views across the Menai Strait towards Ynys Môn. Completing the first floor is a walk-in airing cupboard, a Bathroom fitted with a bath, washbasin, and partially tiled walls, together with a separate WC. Externally, the rear garden is arranged over several tiers with established planting areas, paved pathways, and handrails. Steps lead down to a mature lawned garden featuring a variety of trees, including fruit trees, as well as a small greenhouse and a charming summerhouse. To the front, a boundary wall encloses a mature lawn with a selection of established shrubs and plants. A tarmac driveway extends along the side of the property to the garage, providing off-road parking for three to four vehicles in tandem. The garage benefits from double timber doors to the front, a side pedestrian door, and power. The property further benefits from gas central heating and predominantly uPVC double glazing throughout.

Directions

From our Caernarfon office, follow the A4871 in the direction of Bangor. At the Morrisons roundabout, take the third exit onto St. David Road up the one-way street. Continue over the crossroads onto Llys Gwyn Road and the property is located on the left-hand side.

What3Words: rewarding.august.global



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 E.

Energy Performance Rating

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













Ground Floor	
Entrance Hall	
W/C	*1.63m x 0.81m (5'4" x 2'8")*
Lounge	*4.65m x 4.35m (15'3" x 14'3") Max. dimensions*
Sitting Room	*4.21m x 3.14m (13'10" x 10'4") Max. dimensions*
Kitchen	*4.53m x 3.04m (14'10" x 10')*
Dining Room	*3.04m x 2.92m (10' x 9'7")*
Landing	
Bedroom 1	*4.63m x 3.88m (15'2" x 12'9") Max. dimensions*
Bedroom 2	*4.20m x 3.15m (13'9" x 10'4") Max. dimensions*
Bedroom 3	*3.64m x 3.04m (11'11" x 10') Max. dimensions*
Ensuite	*1.22m x 0.67m (4' x 2'2")*
Bedroom 4	*2.81m x 2.34m (9'3" x 7'8")*
W/C	*2.06m x 0.93m (6'9" x 3'1")*
Bathroom	*2.05m x 1.90m (6'9" x 6'3")*
Airing Cupboard	
Garage	

- Attractive Semi-Detached Property
- 3 Reception Rooms
- 2 Bathrooms
- Spacious & Versatile Accommodation Throughout
- Front & Rear Gardens
- Garage & Off-Road Parking
- Gas Central Heating & Mostly uPVC Double Glazing
- In Need of Modernisation

Agents Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.






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