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Bron Eifion, South Road, Caernarfon, Gwynedd LL55 2HP

Asking Price: £350,000

EPC Rating: D

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Summary

Occupying an elevated position within the historic town of Caernarfon, this impressive Grade II Listed, four-storey, four Bedroom Semi-Detached Home offers a rare opportunity to acquire a substantial period property with outstanding potential. The property has been partially renovated to a high standard, sympathetically retaining an abundance of original features while allowing the next owner to complete the remaining works to their own taste and specification. Offering spacious and versatile accommodation throughout, the home benefits from two Reception Rooms, three Bathrooms, including an Ensuite to the principal Bedroom, a generous Attic Room, low-maintenance front and rear gardens, and a sizeable garage/workshop. The elevated position also enjoys attractive views towards the iconic Caernarfon Castle. A particularly exciting opportunity is the full planning permission already in place to convert the Lower Ground Floor cellar into a self-contained two-bedroom apartment with its own private entrance, presenting excellent potential for multi-generational living, guest accommodation or a holiday let, subject to the necessary consents. Situated within the historic town of Caernarfon, renowned for its UNESCO World Heritage-listed castle, the property is conveniently located for a wide range of shops, restaurants, schools and leisure facilities. The breathtaking landscapes of Eryri (Snowdonia) National Park are also within easy reach, offering exceptional opportunities for walking, climbing, cycling and a wealth of outdoor pursuits. The accommodation begins with a wide and welcoming Entrance Hall, featuring herringbone flooring and the original staircase rising to the first floor. To the right is the principal Living Room, an elegant space with high ceilings, a bay window framing views towards the castle and a log-burning stove set within the original chimney breast, creating an impressive focal point. To the left of the hallway is the second Reception Room, currently used as a Sitting Room, which also retains an original fireplace and enjoys a front-facing aspect. An opening leads through to the adjoining Dining area, complete with built-in shelving to either side of the chimney breast and a rear-facing window. Beyond the dining room, an inner hallway provides access to a practical Utility area with plumbing for a washing machine and space for a fridge/freezer, together with a generous WC/Cloakroom. The contemporary Kitchen is fitted with a range of grey units complemented by solid wood worktops and an inset Belfast sink. Additional features include a freestanding cooker with extractor hood, space for a fridge, tiled flooring and a stable-style door opening onto the rear courtyard. A door beneath the staircase leads down to the lower ground floor cellar, where full planning permission has been granted to create a self-contained two-bedroom apartment. The approved plans include an open-plan living area with kitchen, two bedrooms, an en-suite to the principal bedroom, a separate bathroom and independent access via double doors to the front. A fire escape window has already been installed, and the vendor has advised that a historic water well remains beneath a covered manhole within the cellar. The first-floor Landing provides access to three of the four bedrooms, the family bathroom, the principal en-suite and a useful utility room, which could equally serve as a home office. The principal bedroom is a generous double featuring an attractive fireplace, front-facing window and a large storage cupboard with potential to be converted into a walk-in wardrobe. The spacious en-suite is fitted with a double-width walk-in rainfall shower, WC, wash hand basin, heated towel rail, splashback panelling and laminate flooring. Bedroom 2 also retains an original fireplace and built-in storage beside the chimney breast, while Bedroom 3 overlooks the rear of the property. The contemporary family bathroom is fitted with a bath incorporating a rainfall shower over, WC, wash hand basin, heated towel rail, partially tiled walls, vinyl flooring and enjoys natural light from triple-aspect windows. A double-door airing cupboard provides additional linen storage. The second floor offers a spacious landing leading to Bedroom 4, which benefits from dual rear-facing windows, together with a generous attic room featuring a Velux roof window and useful eaves storage. This versatile space could potentially be utilised as a fifth bedroom, studio or home office.

Externally, the property enjoys low-maintenance outdoor spaces to both the front and rear. The enclosed rear courtyard features a concrete seating area together with a raised decked terrace and gated side access. Beyond the courtyard is a substantial garage/workshop with double timber doors opening onto both the courtyard and the rear access road, providing secure off-road parking, workshop space or excellent storage. To the front, a traditional stone boundary wall and wrought iron gate lead to steps ascending to the main entrance. The terraced front garden has been designed for ease of maintenance, with tiered concrete areas and steps leading down to the cellar entrance. The property further benefits from gas central heating and predominantly original single-glazed sash windows, enhancing its period character. Viewing is highly recommended to fully appreciate the scale, character and exceptional potential this impressive period home has to offer.

Directions

From our Caernarfon office, take the A487 towards Porthmadog. After passing the Texaco garage on the right, the road will narrow then the property is located on the left-hand side.
What3Words: acted.brass.alien

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.

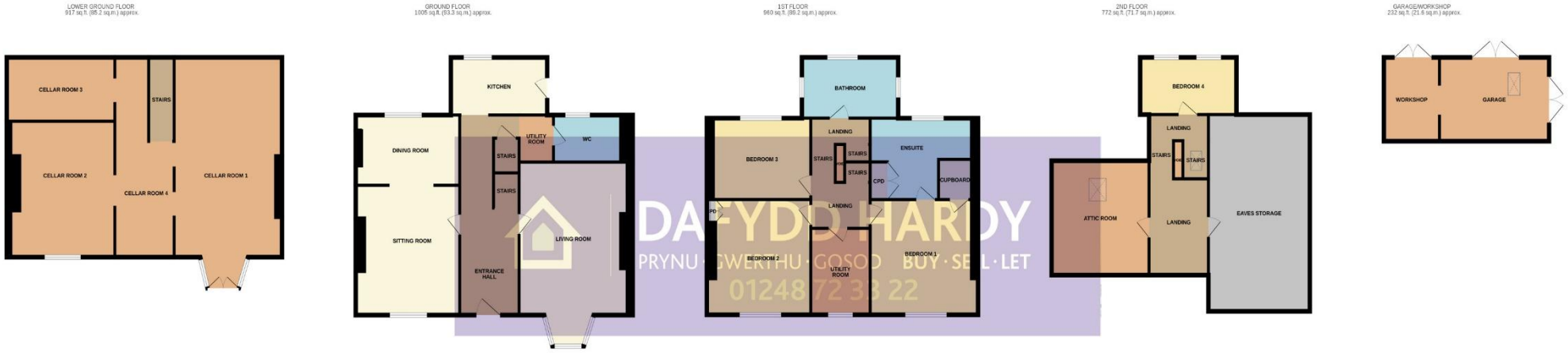
Council Tax Band

The property is council tax band D.

Energy Performance Rating

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

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TOTAL FLOOR AREA : 3886 sq.ft. (361.1 sq.m.) approx.

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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Ground Floor	
Entrance Hall	
Living Room	*7.03m x 4.39m (23'1" x 14'5") Max. dimensions*
Siting Room	*4.96m x 4.23m (16'3" x 13'11") Max. dimensions*
Dining Room	*4.20m x 2.65m (13'9" x 8'8") Max. dimensions*
Kitchen	*3.92m x 2.18m (12'10" x 7'2")*
Utility Room	*1.79m x 1.40m (5'10" x 4'7")*
W/C	*2.72m x 1.80m (8'11" x 5'11")*
First Floor Landing	
Bedroom 1	*4.40m x 4.39m (14'5" x 14'5") Max. dimensions*
Ensuite	*4.11m x 3.11m (13'6" x 10'2") Max. dimensions*
Bedroom 2	*4.38m x 4.23m (14'4" x 13'11") Max. dimensions*
Bedroom 3	*3.97m x 3.14m (13' x 10'4")*
Bathroom	*3.86m x 2.12m (12'8" x 6'11")*
Utility Room	*3.30m x 2.38m (10'10" x 7'10")*
Second Floor Landing	
Bedroom 4	*3.86m x 2.14m (12'8" x 7')*
Attic Room	*4.37m x 3.90m (14'4" x 12'10")*
Eaves Storage	

Lower Ground Floor	
Cellar Room 1	*9.13m x 4.38m (29'11" x 14'4") Max. dimensions*
Cellar Room 2	*5.18m x 4.40m (17' x 14'5") Max. dimensions*
Cellar Room 3	*4.40m x 2.41m (14'5" x 7'11")*
Cellar Room 4	*7.70m x 2.42m (25'3" x 7'11")*
Workshop/Garage	
Workshop	*3.20m x 2.27m (10'6" x 7'5")*
Garage	*4.47m x 3.20m (14'8" x 10'6")*

- Impressive Grade II Listed Four-Storey Semi-Detached Period Home
- Four Generous Bedrooms Including an Ensuite to the Principal Bedroom
- Spacious & Versatile Accommodation with Two Reception Rooms
- Full Planning Permission for a Self-Contained Two-Bedroom Lower Ground Floor Apartment
- Generous Attic Room with Versatile Potential
- Low Maintenance Front & Rear Gardens with Substantial Garage/Workshop
- Partially Renovated to a High Standard While Retaining Original Period Features
- Viewing Highly Recommended







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