DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

# 32 Segontium Road South, Caernarfon, Gwynedd, LL55 2LL

## £950 per month

*Unfurnished*

Very well-presented Three Bedroom house located within easy walking distance to Caernarfon Town Centre. Recently renovated and offered unfurnished. No pets. Off-road parking for one car. Available Subject to Credit Checks, Income & Landlord Referencing.

- Spacious Three Bedroom Property
- Modern Renovation
- Well-Presented
- Convenient To Caernarfon Town Centre
- Unfurnished
- Deposit - One Month's Rent
- Tax Band – C
- Available Subject to Credit Checks. Income & Landlord References
- Broadband - Ofcom Shows coverage for this area - Please check before signing contract
- Mobile Coverage - Ofcom shows coverage for this area - Please check before signing contract

# 32 Segontium Road South, Caernarfon, Gwynedd, LL55 2LL

## Property:

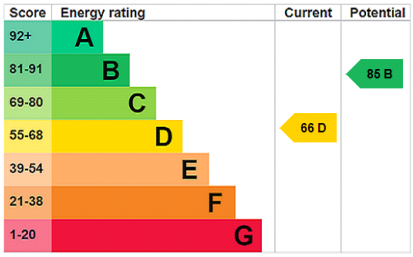
32 Segontiwm Road South is a spacious and very well – presented, Three-Bedroom end of terraced property. The property has recently undergone extensive renovations including a modern fitted Kitchen & Bathroom. The property is now offered on an unfurnished basis and briefly comprises of the following: - Three double Bedrooms. Spacious Lounge. Second Reception Room / Dining Room. Modern fitted Kitchen with basic integrated appliances and door opening to a rear decking area. Further Utility Room. Stylish Bathroom with Shower over the bath. The property benefits from gas central heating & double glazing, Rear garden with decking area and off-road parking for one car. No pets. Available Subject to Credit Checks, Income & Landlord Referencing.

## Dimensions:

**Kitchen** *3.61m x 2.78m (11'10" x 9'1")*
**Lounge** *3.91m x 3.69m (12'10" x 12'1")*
**Dining Room** *3.56m x 3.36m (11'8" x 11')*
**Utility Room** *3.35m x 1.80m (11' x 5'11")*
**Bathroom** *3.31m x 1.80m (10'10" x 5'11")*
**Bedroom One** *5.01m x 3.98m (16'5" x 13'1")*
**Bedroom Two** *3.59m x 3.33m (11'9" x 10'11")*
**Bedroom Three** *3.41m x 3.36m (11'2" x 11')*

## *Directions:*

From our Caernarfon office, follow the A4085 in the direction of Beddgelert (Constantine Road), turning right into Segontium Road South. Follow this road for just a short distance where you'll find the property located on your right-hand side, at the end of the terrace.

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