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17 Thomas Street, Caernarfon, Gwynedd, LL55 1PB

Asking Price: £147,500
EPC Rating: To be confirmed

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Summary

A four Bedroom, three-storey End-Terrace home situated in the sought-after area of Twthill, in the historic town of Caernarfon. While the property would benefit from some modernisation, it offers well-proportioned accommodation arranged over three floors, including a spacious Lounge/Diner, L-shaped Kitchen, first-floor Bedroom with adjoining Dressing Room, and three further Bedrooms on the second floor. Externally, there is a low-maintenance rear courtyard, together with the additional benefit of a single garage. Caernarfon offers a wide range of amenities, with a public house, primary school and convenience store all located within a few hundred yards of the property, while further facilities can be found within the town centre. The property is entered via an Entrance Porch, which leads into the spacious Lounge/Diner. This well-proportioned room features laminate flooring, dual-aspect windows overlooking the front and side of the property, a feature fireplace and stairs rising to the first floor. A door leads through to the L-shaped Kitchen, which has been extended over time to provide additional storage, workshop space and a Utility Area. The Kitchen is fitted with cream cabinetry complemented by black-speckled worktops and benefits from an integrated gas hob, electric oven and extractor hood. Windows overlook the side and rear, while a door provides access to the exterior. On the first floor, the Landing provides access to a generous Bedroom with dual-aspect windows, together with an adjoining Dressing Room, which could also be utilised as additional storage space. The Bathroom comprises a shower over the bath, W/C and washbasin, with a door providing access to a useful storage cupboard located above the stairs and housing the boiler. A further staircase leads to the second floor, where there are three additional Bedrooms. Bedroom 2 is particularly spacious and benefits from dual-aspect windows overlooking the front and side of the property. Externally, the rear of the property features a low-maintenance courtyard comprising a concrete area with several raised sections, offering potential for seating or planting areas. An additional benefit is the single garage, which has wooden doors to the front and pedestrian access to the side. The property further benefits from gas central heating and uPVC double glazing.

Directions

From our Caernarfon office take the A4086 in the direction of Llanberis. Then at the roundabout take the B4366 towards Bethel. Take the very first turning on your left into Hampton Road. Continue all the way down and turn right onto Thomas Street after the public house. Continue up the road and it is the last property on the right-hand side. **What3Words: depend.police.slips**



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: To be confirmed. See EPC report for full information.



A four Bedroom, three-storey end-terrace home in the sought-after Twthill area of Caernarfon, offering well-proportioned accommodation, a low-maintenance rear courtyard and single garage, with scope for modernisation.

Ground Floor

Entrance Porch

Lounge/Diner

6.37 x 5.11m (6'37" x 16'9") *Max. dimensions*

Kitchen

5.18m x 3.10m (17' x 10'2") *Max. dimensions, L-shaped*

First Floor Landing

Bedroom 1

4.85m x 4.20m (15'11" x 13'9")

Dressing Room

2.80m x 1.69m (9'2" x 5'7")

Bathroom

3.12m x 1.55m (10'3" x 5'1")

Second Floor Landing

Bedroom 2

4.28m x 4.20m (14'1" x 13'9")

Bedroom 3

3.24m x 2.43m (10'8" x 8')

Bedroom 4

4.27m x 3.51m (14' x 11'6") *Max. dimensions*

Garage

- Three-Storey, End Terrace Property
- 4 Bedrooms & 1 Bathroom
- Spacious Lounge/Diner with Feature Fireplace
- Low Maintenance Garden with Garage
- Gas Centra Heating & uPVC Double Glazing



Disclaimer

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