DAFYDD HARDY
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23 Garnon Street, Caernarfon, Gwynedd, LL55 2RB

Asking Price: £135,000

EPC Rating: To be confirmed

23 Garnon Street, Caernarfon, Gwynedd, LL55 2RB

Summary

A three-storey, three-bedroom end-terraced property situated in the heart of the historic town of Caernarfon. While the property would benefit from some modernisation, it offers well-proportioned and versatile accommodation, comprising a spacious open-plan lounge/diner, kitchen, first-floor bedroom with adjoining dressing room, bathroom and two further bedrooms on the second floor. Externally, there is a low-maintenance, tiered rear courtyard. Caernarfon offers a wide range of amenities, including shops, restaurants, schools, supermarkets and leisure facilities.

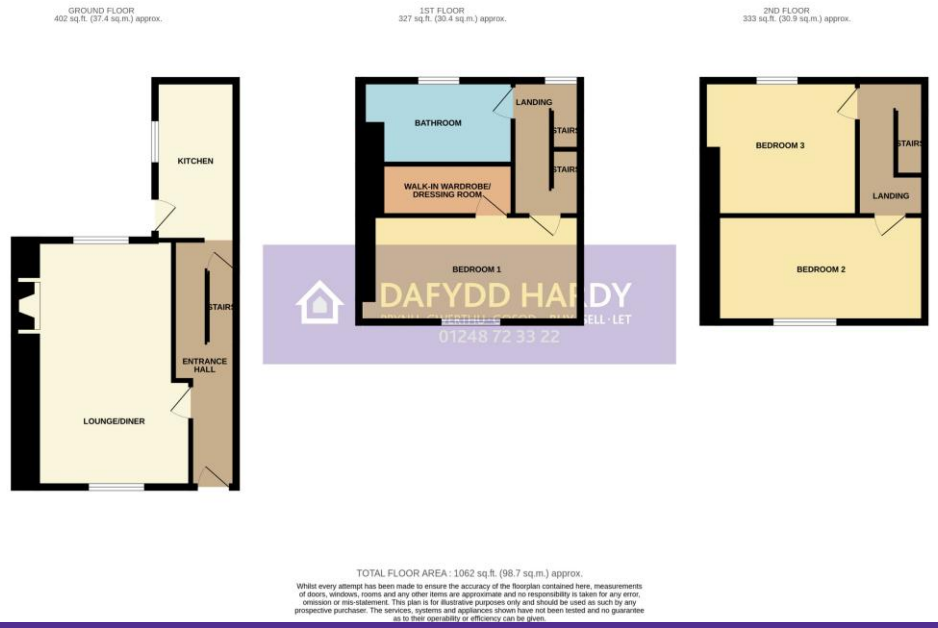
The accommodation comprises an entrance hall with stairs rising to the first floor and useful under-stairs storage. To the left is the spacious open-plan lounge/diner, featuring an inset log-burning stove that provides an attractive focal point, while dual-aspect windows allow plenty of natural light into the room. To the rear is the kitchen, fitted with cream cabinetry and wood-effect worktops, together with a built-in hob, oven and extractor hood. There is also plumbing for a washing machine, along with a door and window to the side. The first floor provides access to Bedroom 1, which is positioned to the front and benefits from an adjoining walk-in dressing room. The bathroom is located to the rear and is fitted with a bath with shower over, W/C and washbasin, complemented by partially tiled walls and tiled flooring. The second floor offers two further bedrooms, one positioned to the front and the other to the rear, providing flexible accommodation for family members, guests or those requiring additional workspace.

Externally, the rear garden comprises a low-maintenance, tiered courtyard, with a concrete area and steps leading up to a further section currently laid with artificial grass. The space is enclosed by a combination of boundary wall and fencing. The property further benefits from gas central heating and uPVC double glazing.

Directions

From our Caernarfon office, follow Chapel Street between the post office and the church. Take the third turning on the left onto Garnon Street and the property is located about halfway up on the left-hand side next to the chapel which is set back from the road.

What3Words: poppy.twins.fault



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 B.

Energy Performance Rating

The property has the following EPC rating: To be confirmed. See EPC report for full information.













A three-storey, three-bedroom end-terraced property in the historic town of Caernarfon, offering spacious and versatile accommodation, an open-plan lounge/diner with log-burning stove, low-maintenance tiered rear courtyard and convenient access to local amenities, with scope for modernisation.

Ground Floor	
Entrance Hall	
Lounge/Diner	*6.02m x 3.75m (19'9" x 12'4") Max. dimensions*
Kitchen	*3.90m x 1.97m (12'10" x 6'6")*
First Floor Landing	
Bedroom 1	*5.45m x 2.61m (17'11" x 8'7") Max. dimensions*
Dressing Room	*3.23m x 1.11m (10'7" x 3'8")*
Bathroom	*3.67m x 2.03m (12' x 6'8") Max. dimensions*
Second Floor Landing	
Bedroom 2	*5.11m x 2.61m (16'9" x 8'7")*
Bedroom 3	*3.77m x 3.28m (12'4" x 10'9") Max. dimensions*

- Three-Storey, End-Terrace Property
- 3 Bedrooms
- 1 Bathroom
- Spacious Accommodation
- Low Maintenance Tiered Rear Garden
- Gas Central Heating & uPVC Double Glazing







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