



34, St Helens Street, Caernarfon, LL55 2HU

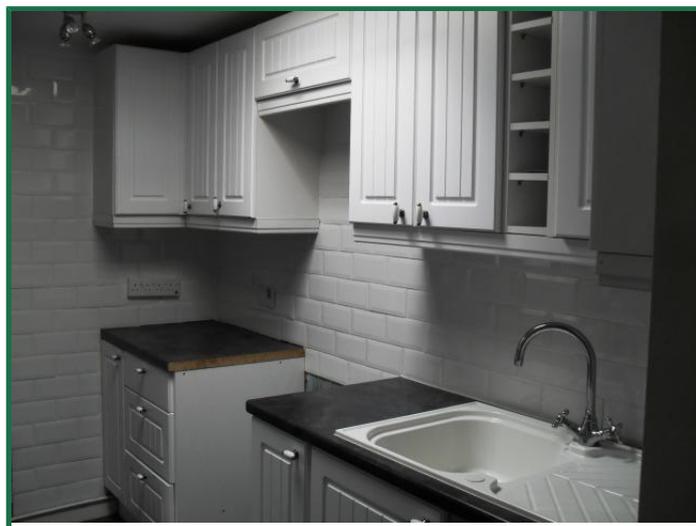
Price £69,995 ONO

DESCRIPTION

Reduced for quick sale!! An opportunity to purchase this mid terraced two bed roomed property situated on the outskirts of the Royal Town of Caernarfon. The accommodation briefly comprises: Lounge/Diner, Kitchen, Downstairs Bathroom and Two Bedrooms Upstairs. The property benefits from double glazing and gas central heating.

DIRECTIONS

Before you reach McDonalds turn left, continue passing Marcus Street , turn right into St Helens Road. The property is on the left



Entrance through double glazed door into:-

ENTRANCE PORCH

Door through to:-

LOUNGE 17'0" x 12'11"

Double glazed window; laminate flooring, two radiators; cupboard housing gas meter; smoke alarm; understairs storage cupboard.

INNER HALL With storage cupboard

KITCHEN

A range of floor and wall units with adjoining worktops; radiator/Towel rail; plumbing for washing machine; sink unit with mixer taps; tiling to some walls.

DOWNSTAIRS BATHROOM

Panelled bath with overhead shower attachment and curtain; low level w.c; hand wash basin Ceramic tiling to floor.

FIRST FLOOR LANDINGS Smoke Alarm..

BEDROOM ONE (FRONT) 11'4" X 8'10"

Radiator; double glazed window; cupboards; built in wardrobe.

BEDROOM TWO (REAR)

10'0" x 7'10"

Radiator; double glazed window; cupboard housing central heating boiler; smoke alarm; hatch to loft.

OUTSIDE

Rear access only.



VIEWING ARRANGEMENTS

Strictly by appointment through the selling agent, James Properties Telephone 01286 479031

IMPORTANT NOTICE

Services: None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as their working ability.

The property is in a Welsh Language area where Welsh has been the main language of the community for at least 1400 years and the basis of a rich culture. To maximise your enjoyment and appreciation of the culture of the country in which you hope to live, why not consider learning the language to allow you to be fully integrated into the community?

Welsh is also the principal medium of education for children in this area and details of Welsh courses can be obtained from the Welsh Language Board, Menter Iaith Gwynedd on 01766 512300 or from Meirion Dwyfor College on 01758 701385.

Mae'r eiddo yma mewn ardal Gymraeg ble mae'r iaith Gymraeg wedi bod yn iaith gymdeithas am beth bynnag 1400 o flynyddoedd ac yn sylfaen i'r diwylliant cyfoethog. I ehangu eich mwynhad a'ch gwerthfawrogiad o ddiwylliant y wlad lle'r ydych yn gobeithio byw, beth am feddwl am addysgu'r iaith i'ch galluogi i gyfrannu yn llawn i'r gwyndeithas?

Hefyd, mae plant yn cael eu dysgu drwy gyfrwng yr iaith Cymraeg yn yr ardal yma ac fe gewch fanylion o gyrsiau Cymraeg gan "Bwrdd yr Iaith Gymraeg" "Menter Iaith Gwyedd" ar 01766 512300 neu "Coleg Meirion Dwyfor" ar 01758 701385.

Regulated by RICS



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