



2, Constantine Road, Caernarfon, LL55 2LF

Price £142,000

**DESCRIPTION**

REDUCED FOR QUICK SALE !! An rare opportunity to purchase a substantial Victorian Six Bedroom end terraced property situated in the Royal Town of Caernarfon with views of Caernarfon Castle and the Menai Straits. The accommodation which is in need of some upgrading briefly comprises: Sitting Room, Lounge, Kitchen/Breakfast Room, Utility Room to the ground Floor, Small Bedroom/Potential Bathroom, and Two further Bedrooms to the first floor, Three Bedrooms to the Second Floor. The property also has the benefit of double glazing and gas central heating to the first two floors. Potential subject to planning permission to turn into several flats (2 or 3).

**DIRECTIONS**

Situated in Constantine Road



Entrance through double glazed door into

## HALLWAY

With original decorative tiled floor.

## SITTING ROOM

**12'8 X 9'9" (3.88 x 2.97m)**

Two double glazed windows; radiator.

## LOUNGE

**15'4" X 12'2" (4.67 x 3.70m)**

feature fireplace with built in gas fire; double glazed bay window; radiator; covings to ceiling.

## INNER HALLWAY

Stairs to first floor.

## KITCHEN/BREAKFAST ROOM

**13'2" x 9'10" (4.01 x 2.99m)**

Stainless steel sink, base unit; double glazed window.

## UTILITY ROOM

**13'0" X 7'1" (3.96 x 2.15m)**

Double glazed window; double glazed door to rear; gas central heating boiler; sink unit. There is scope to open up this room to the outside to enable off street parking.

Stairs up to First floor

## FIRST FLOOR LANDING

Exposed wooden floor.

## SMALL ROOM/POTENTIAL BATHROOM

**13'4" X 6'9" (4.06 x 2.05m)**

Double glazed window; wooden floor.

## BEDROOM ONE - REAR

**13'0" x 11'0" (3.96 x 3.35m)**

Double glazed window; wooden floor. Currently incorporates Bathroom with shower cubicle, hand wash basin, low level w.c. Feature fire place. Radiator.

## BEDROOM TWO - FRONT

**15'5" X 14'2" (4.69 x 4.31m)**

Double glazed bay window; radiator; exposed wooden flooring.

## BEDROOM THREE - FRONT

**12'11 X 12'11 (3.93 x 3.93m)**

Two double glazed windows; exposed wooden flooring.

Stairs up to

## SECOND FLOOR LANDING

Exposed wooden flooring. Double glazed windows with views of Caernarfon Castle and the Menai Straits.



Regulated by RICS



James Properties 7 Pool Lane  
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## BEDROOM FOUR

13'8" X 9'4" (4.16 x 2.84m)

Double glazed window;

## BEDROOM FIVE - FRONT

12'4" X 12'3" (3.75 x 3.73m)

feature fireplace; double glazed window.

## BEDROOM SIX

13'8" X 13'3" (4.16 x 4.03m)

Two double glazed windows with magnificent views of Caernarfon Castle and the Menai Straits..



## OUTSIDE

Rear Yard with rear access.



## 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 changu 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 gwymdeithas?

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.

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