



18, South Penrallt, Caernarfon, LL55 1NS

Price £129,995

DESCRIPTION

An opportunity to purchase an end terrace, three storey, Town House, situated within easy walking distance of the amenities of the Royal Town of Caernarfon. The property briefly comprises; Entrance Porch, Entrance Hall, Two Sitting Rooms, Kitchen to the ground floor, Two Bedrooms to the First floor and One Bedroom and a family Bathroom and separate WC to the second floor. The property also has the benefit of a Decked Patio area, further garden area, double glazing, gas central heating and a Residential Parking Permit can be obtained which is currently held by the present owners.

DIRECTIONS

Situated in the Town Centre of Caernarfon and all its amenities.



Entrance through double glazed front door into

ENTRANCE PORCH

Tiled area and wooden door into

ENTRANCE HALL

Spotlights to ceiling; radiator; stairs to first floor.

LIVING ROOM/OFFICE

12'10" X 9'8" (3.9 x 3.9)

Double glazed window; radiator; shelving.

LOUNGE

13'2 X 11'0" (4.01 x 3.60)

Radiator; understairs cupboard.

KITCHEN

11'4" X 6'7" (3.45 x 2.00)

Tiled flooring; double glazed window; A range of floor and wall units.
Built in electric cooker with overhead extractor; stainless steel sink with mixer tap; Radiator; Double glazed door to outside.

From Hallway stairs to

FIRST FLOOR LANDING

Small window to side.

BEDROOM ONE - FRONT

13'1" X 12'0" (3.98 x 3.65m)

Radiator; double glazed window.

BEDROOM TWO - REAR

11'8" X 8'8" (3.55 x 2.64m)

Double glazed window; radiator; cupboard housing Worcester boiler.

Stairs up to

SECOND FLOOR LANDING

BEDROOM THREE - FRONT

13'4" X 12'0" (4.06 x 3.65m)

Double glazed window to front plus small double glazed window to side; radiator; Built in Wardrobes to one wall

SEPARATE W.C

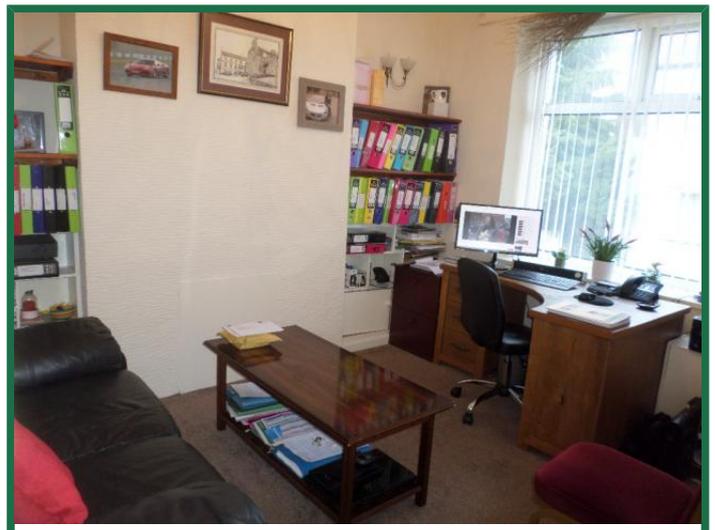
Low level w.c.; frosted window.

FAMILY BATHROOM

Recently installed Bathroom suite comprises panelled bath; hand wash basin with overhead light. Towel rail/radiator. PVC cladding to walls; fitted cupboard.

ATTIC ROOM

Pull down ladder leads to large Attic Room with electricity and double glazed velux window.



Regulated by RICS



James Properties 7 Pool Lane
Caernarfon Gwynedd LL55 2AL

Tel/Fax: 01286 479031 & 07974 563849
Email: dawn@jamesproperties.co.uk

www.jamesproperties.co.uk

OUTSIDE

Large decked area with seating.

steps lead down to

GARDEN SHED

with electricity and plumbing for washing machine.

Further steps lead down to

GARDEN AREA

Private walled garden. Gravelled. With side exit.



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.

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