



# RE/MAX

## PROPERTY HUB



**1 Palace Street, Caernarfon, LL55 1RR**

**£185,000**

**SOLD WITH NO CHAIN**

Shop/Retail - £500 PCM. Apts 1 - £90 PCW (£360 PCM). Apts 2 - £90 PCW (£360 PCM). TOTAL PCM = £1,220 PCM.

An opportunity has arisen to acquire an outstandingly well positioned and distinctive dual aspect corner larger than usual property, 2 storey property including a ground floor retail unit (presently occupied), 1 x 1 Bedroom Apartments and 1 x 2 bedroom apartments with means to extend with loft access. The property is strategically located in a prominent High Street position in the heart of the bustling market town of Caernarfon.

## Description

TENURE – FREEHOLD

LOCATION – CAERNARFON

Llanberis, 8 miles; Bangor, 9 miles. Caernarfon (county town of Gwynedd) has much historic and cultural importance in North Wales. It is a popular tourist spot with its impressive 13th Century castle, well preserved town walls and delightful waterfront. During the season there are guided tours of the castle and special events including historic pageants. There is also a station for the Welsh Highland Railway, which passes through dramatic scenery, the village of Beddgelert and onto Porthmadog. Fishing trips are available from the harbour and another attraction within walking distance of the town centre is Segontium, a Roman fort and museum, housing many important finds. Caernarfon offers a wide selection of shops and places to eat and is close to the lovely beaches of the Isle of Anglesey and the Llyn Peninsula as well as the mountains and rivers of Snowdonia, including the renowned mountaineering town of Llanberis at the foot of Mount Snowdon.

PROPERTY CONFIGURATION - An opportunity has arisen to acquire an outstandingly well positioned and distinctive dual aspect corner larger than usual property, 2 storey property including a ground floor retail unit (presently occupied), 1 x 1 Bedroom Apartments and 1 x 2 bedroom apartments with means to extend with loft access. The property is strategically located in a prominent High Street position in the heart of the bustling market town of Caernarfon.

PROPERTY LAYOUT

BASEMENT - Open Area. GROUND FLOOR - Shop Entrance, Retail Area, Inner Rear Hallway, Retail WC.

GROUND FLOOR - Apartments Access For Apts 1 and Apts 2. Communal Entrance. Hallway.

FIRST FLOOR - Communal Hallway. APARTMENT 1: Entrance Hallway, Kitchen, Living Room, Bedroom 1, Bathroom.

SECOND FLOOR - Second Floor Communal Landing- APARTMENT 2: Entrance Hallway, Kitchen, Living Room, Bedroom 1, Bedroom 2, Bathroom.

OUTSIDE - Access to The Rear Yard.

HEATING SERVICES - Mains Gas Central Heating

# Floor Plan

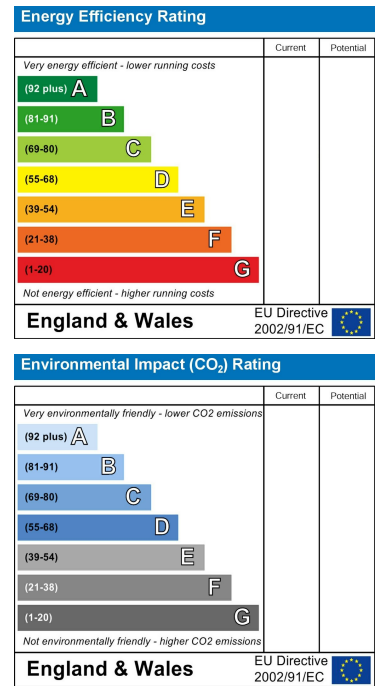


TOTAL FLOOR AREA: 1645 sq.ft. (152.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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