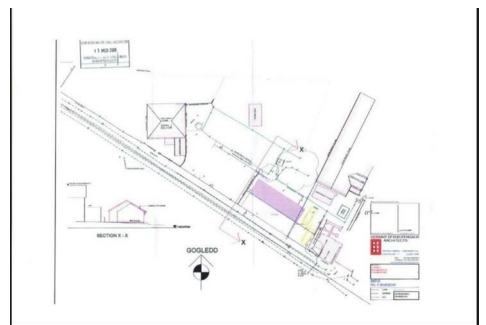
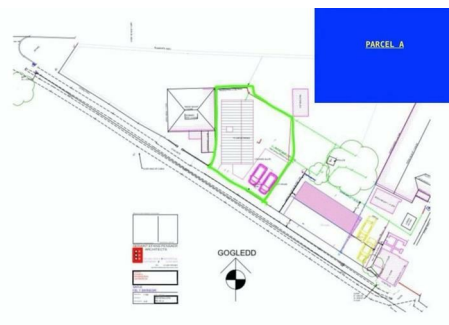




# RE/MAX

## PROPERTY HUB



### LAND , Caernarfon, LL55 2BN

### £119,000

#### DEVELOPMENTS OPPORTUNITY - NO CHAIN

NOTE - Can Be sold Separately as in Parcel A or B or as One The property in question is split into two parcels, the land, as a whole, is edge yellow which comes to the market off Llanberis Road / Rhosbodrua Terrace in Rhosbodrua near Caernarfon. The Land marked as Parcel 1 has no planning consent but the owner has done a plan of what could be built there which consists of 2 properties which are configured as a pair of 3 bedroom detached units, Parcel 2 is made up of a part built detached 3 bedroom / 2 bathroom bungalow all of which comes with its own parking and garden area, the property is a 3 bed detached bungalow, which can be accessed off a private road off Llanberis Road.

## Full description

### LOCATION - RHOSBODRUAL, CAERNARFON

The historic town of Caernarfon offers a wide range of shops, most essential services, schools and leisure facilities. With its excellent surrounding road network, the town is also well placed for the many coastal and rural attractions to be found in this part of North Wales, including the Snowdonia National Park and the fabulous Llyn Peninsula. If you want to go slightly further afield the university town of Bangor is only a few miles away, offering a first rate intercity train service and access to the A55 expressway, allowing rapid westbound commuting throughout Anglesey or eastbound towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway system.

Rhosbodruaal has the advantage of being within easy travelling distance of the schools and leisure facilities whilst the historic town centre with its array of interesting shops and imposing castle offer all the amenities anyone could want. Caernarfon town lies alongside the banks of the beautiful Menai Strait which is renowned for its natural beauty whilst also enjoying an impressive backdrop by way of the Snowdonia Mountains which are easily accessed from this locality.

### DEVELOPMENT OPPORTUNITY

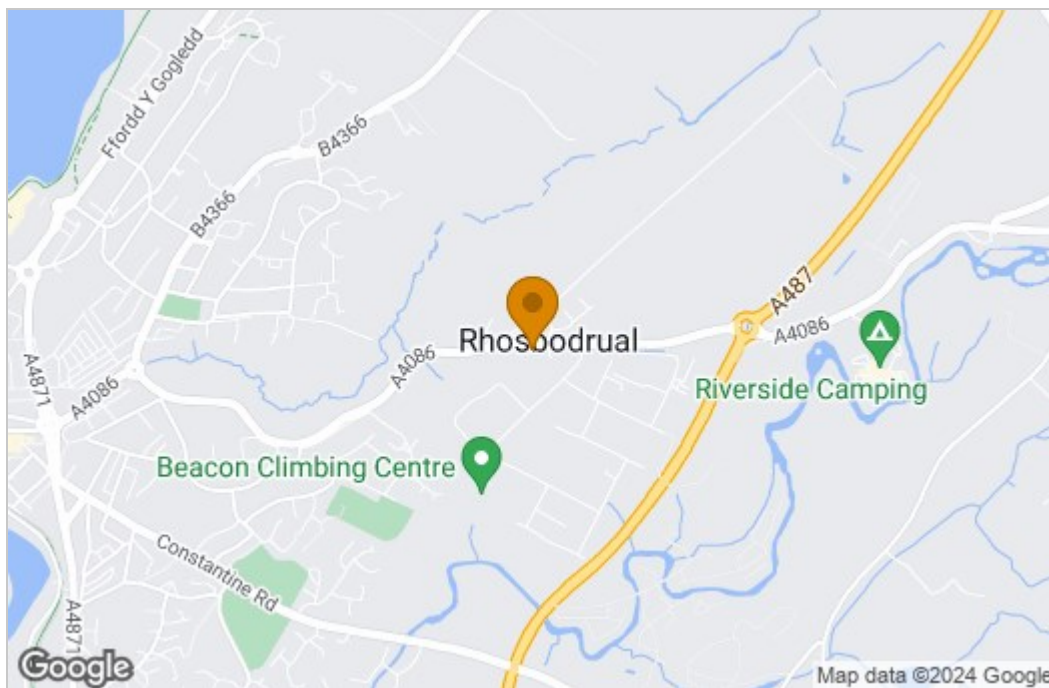
PARCEL A - Possible 2 x 3 Bedroom Detached Property

PARCEL B - Pre-Built Detached 3 Bedroom and 2 Bathroom Bungalow Property.

HEATING AND SERVICES - Heating - Connection - Gas Mains Services - Connection To Mains - Gas, Water, Foul and Electricity

## Floor Plan

## Area Map



## Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.