



Caradog Place
Caernarfon, LL55 3HS

Offers in Excess of £150,000

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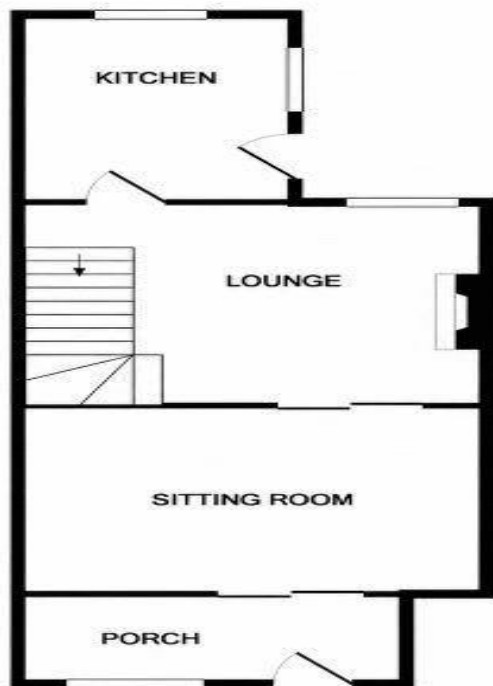


MAIN FEATURES:

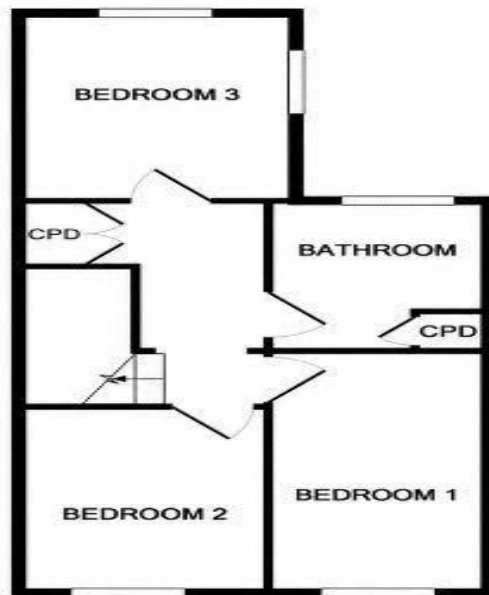
- **Spacious End of Terrace House with Entrance Porch**
- **Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Three Bedrooms & Refitted Family Bathroom/WC**
- **Low Maintenance Rear Garden**
- **Landlords Only - Paying Tenant in Situ**

An excellent opportunity to acquire a spacious end of terrace property in the sought-after village of Deiniolen, offered for sale exclusively to landlords with established, rent-paying tenants already in occupation, providing an immediate rental income from completion. This well-proportioned home offers comfortable accommodation throughout, beginning with an entrance porch leading into a generous lounge/dining room – an ideal open-plan living space for modern lifestyles. Upstairs, there are three good-sized bedrooms together with a refitted family bathroom/WC. Outside, the enclosed rear garden has been designed for low maintenance, making it particularly attractive for both tenants and landlords alike.

Perfectly positioned on the edge of the magnificent Eryri (Snowdonia) National Park, Deiniolen enjoys a welcoming village atmosphere with a range of local amenities including a convenience store, primary school, cafés and public transport links. The historic royal town of Caernarfon, with its iconic castle and waterfront, is just a short drive away, while Bangor offers excellent shopping, leisure facilities and a mainline railway station. The area is also renowned for its spectacular scenery, with world-class walking, cycling and outdoor pursuits on the doorstep, ensuring continued appeal to tenants seeking a superb work-life balance. Combining generous living space, a convenient location and the security of an existing tenancy, this is a ready-made investment opportunity in one of North Wales' most desirable village locations.



GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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