



**Caradog Place**  
**Caernarfon, LL55 3HS**

Guide Price £160,000

**Gao**  
GetAnOffer



## 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.

## MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions  
or information you need.

**Are you looking for a solicitor or mortgage?**  
We can help arrange an appointment - Get in touch.



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.

| 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

**[www.getanoffer.co.uk](http://www.getanoffer.co.uk)**

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