



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH



**Plas Brereton Farm House, Caernarfon, Gwynedd LL55 1TW • £125,000**  
*A project/plot with 2½ Acres situated in a very desirable location – seize the opportunity quick*

- A Detached Former Farmhouse
- Essentially A Renovation/Building Plot
- Sits Within Excess Of 2½ Acres
- Close To The Scenic Menai Strait
- A Rare & Exciting Opportunity
- Advantage Of No Onward Chain



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## Plas Brereton Farm House, Caernarfon, Gwynedd, North Wales LL55 1TW

### Description

On the look-out for a building plot/project close to the Menai Strait with the advantage of over 2½ Acres of land? An exciting opportunity has arisen to purchase this former farmhouse, a Detached Residence which is now sadly in a sorry state of disrepair requiring total renovation. This is essentially a ground up project/building plot which comes with larger than average gardens and adjacent land, is just a short distance from the Menai Strait and just a minute or so drive from the centre of historic Caernarfon town. For further details and enquiries, please contact our Caernarfon office on 01286-677774.

### Location

The property/plot is located in a countryside setting on the northern periphery of Caernarfon just off the main A487 thoroughfare which connects directly with the university city of Bangor, the A55 expressway and the Isle of Anglesey. Its position means that the town of Caernarfon with its range of shops, schools and leisure facilities is just a short drive away whilst the picturesque Menai Strait is practically yards away as is the cycle path which forms part of the national cycle network, allowing for easy, peaceful walks and cycle rides in either direction along this beautiful coastline.

### Tenure

We have been informed that the tenure is Freehold.

### Heating

The agent has tested no services, appliances or central heating system (if any). All services / appliances have not and will not be tested.

### Services

We cannot verify if the property has any services connected. Interested parties should make their own enquiries.

### Directions

Proceed from the centre of Caernarfon along the A487 in the direction of Bangor. Continue through the 40mph, the road narrows slightly and on rising out of the dip in the road and just after a row of large beech trees on your left there is a rough layby on the left hand side. Park here and proceed on foot down the farm track where you will find the property after approximately 100 yards on your right.



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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.