

Tudor

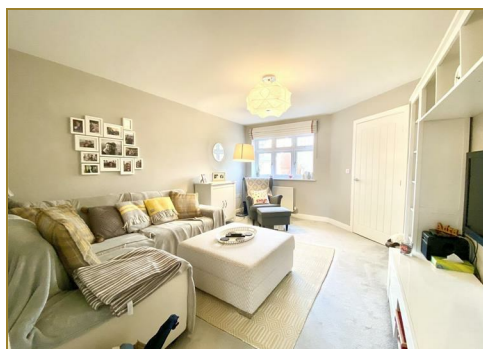
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chartered surveyors | estate agents | property managers



3 Gwel Y Llan, Caernarfon, LL55 2SJ

£224,000

- Recently Constructed Dwelling
- Outskirts of the Town
- Gas Central Heating & Double Glazing
- End of Terrace - Popular New Estate
- Three Bedrooms, One with En-Suite
- Gardens & Allocated Parking Space



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Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this recently constructed modern dwelling.

The delightful former showroom is an end of terrace of three located on Gwel Y Llan, a popular new estate on the outskirts of the town. Caernarfon the royal town offers a great variety of amenities, primary and second schools and is less than 9 miles to the city of Bangor.

The comfortable accommodation is attractively decorated throughout, has the benefit of gas central heating and double glazing and briefly comprises of the following: Hall. Cloak room. Lounge. Modern kitchen/diner with patio doors to rear garden. On the first floor there are three bedrooms, one with en-suite. Bathroom.

Easily maintained private and secure gardens to front and rear with garden shed. Two allocated parking space.

Approximately 6 years building warranty.

GROUND FLOOR

Hall

Radiator. Stairs to first floor.

Cloak Room 3'7 x 5'7 (1.09m x 1.70m)

Maximum measurements. Radiator. Low level w.c. Washbasin.

Lounge 12'0 x 15'0 (3.66m x 4.57m)

Radiator. Door to:

Kitchen/Diner 15'6 x 9'6 (4.72m x 2.90m)

Modern kitchen units incorporating integral oven, gas hobs and extractor hood over. Integral dishwasher, fridge, freezer and washing machine. French doors opening to patio area. Storage cupboard with Worcester boiler.



FIRST FLOOR

Landing

Radiator.

Bedroom 1 11'3 x 8'11 (3.43m x 2.72m)

Maximum measurements 'L' shaped room. Radiator. Built in wardrobes. Door to:

En-Suite Shower Room 3'01 x 7'3 (0.94m x 2.21m)

Tiled floor and walls. Radiator/towel warmer. Low level w.c. Pedestal washbasin. Shower cubicle.



Bathroom 5'6 x 6'11 (1.68m x 2.11m)

Tiled floor and walls. Radiator/towel warmer. Low level w.c. Pedestal washbasin. Panelled bath with shower head attachment.

Bedroom 2 (Rear) 8'10 x 8'5 (2.69m x 2.57m)

Radiator.

Bedroom 3 (Rear) 6'4 x 8'6 (1.93m x 2.59m)

Radiator.



OUTSIDE

Front slate gravelled garden with steps leading to side foot access to the rear.

Rear lawn and patio garden with garden shed. Two allocated parking space.



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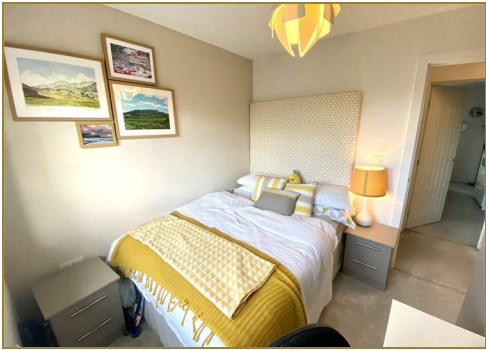
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SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C		80	(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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