



## **The Goat Hotel, Llanwnda, LL54 5SD Offers In The Region Of £250,000**

The Goat Hotel is a detached former public house and premises offering excellent potential for the right purchasers. Situated in a convenient location on the side of the A499.

Mae Gwesty'r Goat yn hen dafarn sy'n cynnig potensial rhagorol i'r prynwyr cywir. Wedi'i leoli mewn lleoliad cyfleus ar ochr yr A499.



### Directions

From Caernarfon proceed along the A487 towards Pwllheli and through Bontnewydd and Dinas. At the roundabout take the second exit and turn onto the A499 and The Goat can be found on your left hand side.

### Location

The small village of Llanwnda is only some 4.5 miles from the historic town of Caernarfon. Llanwnda is close to the Foryd with its nature reserve and close to Dinas Dinlle.

### Accommodation

Front door leading to:-

#### Hallway

#### Parlour

12'03" x 13'03" (3.73m x 4.04m)

#### Living Room

12'07" x 16'06" (3.84m x 5.03m)

#### Bar Area

15'08" x 17'05" (4.78m x 5.31m)

#### W.C

4'04" x 6'01" (1.32m x 1.85m)

#### Kitchen

15'05" x 10'07" (4.70m x 3.23m)

#### Cellar (Two Rooms)

#### First Floor

#### Landing

#### Bedroom 1

12'06" x 7'09" (3.81m x 2.36m)

#### W.C

6'11" x 2'08" (2.11m x 0.81m)

#### Bedroom 2

10'04" x 11'07" (3.15m x 3.53m)

#### Bedroom 3

11'05" x 12'08" (3.48m x 3.86m)

### Bedroom 4

12'09" x 17'0" (3.89m x 5.18m)

### Bathroom

7'05" x 6'06" (2.26m x 1.98m)

### Bedroom 5

11'04" x 9'01" (3.45m x 2.77m)

### Outside

There is a paved area to the front of the property with a garden and parking area to the side and rear.

### Rights of Way & Easements

The land is offered for sale subject to and with the benefit of all rights either public or private, wayleaves, easements or other rights whether specifically referred to or not.

### Services

Mains electricity, water and assumed mains drainage. Solicitors to confirm. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

### Council Tax/Business Rates

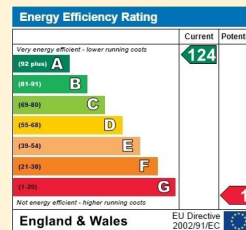
The rateable value on the premises is currently £1,750.00 for 2020/2021.

### Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed), the vendors solicitors should confirm details of title.

### Viewing

Contact the agents - STRICTLY by appointment only.



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



28 - 30 Church Street, Llangefni, Anglesey, LL77 7DU

T: 01248 723303

F: 01248 750146

info@morganevans.com

www.morganevans.com

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