



Bontfaen, Llanfaglan, LL54 5RB **Offers In The Region Of £229,000**

The property is a detached two storey house situated in a rural position in the popular hamlet of Llanfaglan. The property is in need of upgrading and offers excellent potential.

Mae'r eiddo'n dy deulawr wedi'i leoli yn y pentrefan gwledig hwn. Mae angen uwchraddio'r eiddo ac mae'n cynnig potensial rhagorol.



Directions

Heading out of Caernarfon towards the Bontnewydd/Pwllheli, take a right turn up Pant Road. Pass Bryn Seiont Care Home and Fron Goch Garden Centre, proceed through the village of Llanfaglan. The property Bontfaen will be immediately on the right hand side after crossing the small bridge.

Location

Situated in a rural hamlet of Llanfaglan within close distance to the Historic town of Caernarfon.

Accommodation

Hallway

Lounge

37'05" x 21'04" (11.40m x 6.50m)

Dining Room

16'10" x 15'0" (5.13m x 4.57m)

Kitchen

14'04" x 15'02" (4.37m x 4.62m)

Bathroom

6'07" x 7'01" (2.01m x 2.16m)

First floor

Bedroom 1

14'01" x 14'10" (4.29m x 4.52m)

Bedroom 2

9'0" x 11'0" (2.74m x 3.35m)

Bedroom 3

16'11" x 16'10" (5.16m x 5.13m)

Outside

There is a wooded enclosed garden to the front of the property together with small strip of lawned garden to the rear.

The property is approached via a right of way over neighbouring land. There is currently NO parking with the property but has the potential to provide parking to the front of the property by extending the pedestrian access gateway.

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.

Access to the property is via Right of Way over a track.

Services

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

Council Tax

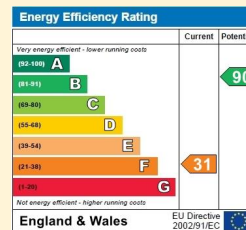
We understand from our verbal enquiries to the local authority that the property is in Band "F" and the amount payable for 2020/2021 is approx £2,536.53

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.



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