



Sextons Cottage Llanbeblig Road, Caernarfon, LL55 2LN Offers in excess of £210,000

**** OFFERED WITH NO ONWARD CHAIN - GRADE II LISTED HOME ****

A superb change to purchase this spacious stone cottage/bungalow which is grade II listed and oozes character. This home could be a holiday home, investment or to live in and as it is set within good reach of the town centre, must be viewed.

The property which is believed to date back to circa 1825 briefly consists: Entrance into the spacious kitchen diner which has plenty of work space and storage along with space for white goods. The hall then leads to the lounge which has stairs to the mezzanine bedroom area, there are also two generous sized bedrooms on the ground floor and house bathroom.

There is a garden which is laid with lawn and wall to perimeter with a patio area to enjoy sunny days.

Llanbeblig road offers much in the way of convenience being within easy walking distance of the town centre shopping/social amenities and also enjoying easy access to the nearby schools and leisure facilities. Caernarfon is a historic town with a magnificent castle, harbour and marina plus there are some stunning nearby walks along the shoreline of the Menai Straits. Caernarfon is also renowned as a particularly convenient spot from where the magnificent Snowdonia National Park can be explored as well as the nearby famous coastline with its numerous sandy beaches and coves.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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