



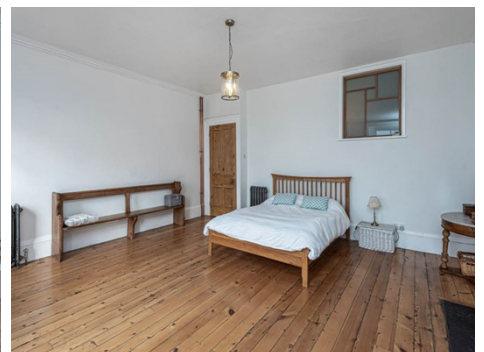
# VARCITY LIVING .co.uk



Caernarfon

**£650,000**

**FOR SALE | AR WERTH**



## Property Features:

- Multiple Bathrooms & WC's
- Rear Garden
- Renovated Throughout in 2020
- Grade II Listed Building
- No Onward Chain
- Belvedere Tower Commanding Unique Views
- Sea Views - Superb Outlook

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Description

Uniquely presented and unrivalled property, positioned alongside the Menai Straits, in an idyllic spot, with panoramic views of the waterfront and Anglesey. Having undergone a substantial renovation throughout during 2020.

Four storey, belvedere tower, suited to a wide range of buyers who share an appreciation for historic buildings and equisite scenery. Comprising of two bathrooms, utility area, four bedrooms, one which can be used as office space and of most significance, a rooftop terrace, with panoramic views of the Menai Straits.

With part of the main building dating back to the Cromwell era, the surrounding grounds are steeped in history, resulting in the property being given its grade II listed status, preserving its heritage and character.

The property will be undergoing a kitchen refurbishment and full re-fit in time for a sale completion.

Location

By car, heading in the Caernarfon direction, along with the Felinheli bypass. When reaching the final roundabout, take the fourth exit, onto Caernarfon Road. Take your second left onto a lane leading down to the seafront. Llanfair Hall is located 300 meters along, on the left-hand side.

Room Dimensions

- Living Room: 5.71m ( 18'9" ) x 5.38m ( 17'8" )
- Kitchen: 5.25m ( 17'3" ) x 2.90m ( 9'7" )
- Bathroom 1: 2.11m ( 7'0" ) x 1.97m ( 6'6" )
- Utility Room: 1.77m ( 5'10" ) x 1.27m ( 4'2" )
- Bedroom 1: 5.65m ( 18'7" ) x 5.37m ( 17'8" )
- Bathroom 2: 2.64m ( 8'8" ) x 2.18m ( 7'2" )
- Study Room: 2.86m ( 9'5" ) x 1.94m ( 6'5" )
- Bedroom 2: 5.17m ( 17'0" ) x 2.92m ( 9'7" )
- Bedroom 3: 6.09m ( 20'0" ) x 5.37m ( 17'8" )
- Bedroom 4: 7.23m ( 23'9" ) x 5.32m ( 17'6" )
- Rooftop Terrace: 5.92m ( 19'6" ) x 5.56m ( 18'3" )

EPC Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

Floor Plan



TOTAL FLOOR AREA: 2616 sq.ft. (243.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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