

**Flat 5, Glan Y Mor, Turkey Shore, Caernarfon,
Gwynedd, LL55 1TA**
Asking Price: £85,000



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



- Leasehold
- Spacious & Comfortable Apartment
- 2 Bedrooms & Bathroom
- Sizeable Lounge & Spacious Fitted Kitchen
- uPVC Double Glazing & Economy 7 Night Storage Heating
- Communal Facilities
- 125 Year Lease from 1993 (Your Solicitor Should Confirm This)
- Town Centre Setting
- Viewing Is Highly Recommended

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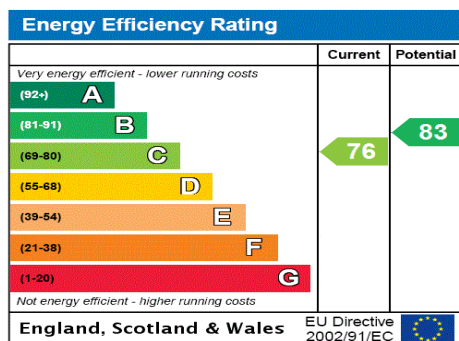
If you are over 50 and seeking a spacious and comfortable, centrally located apartment in the bustling historic town of Caernarfon that's just a couple of Minutes walk into the Town Centre, we would highly recommend that that you view this most attractive first floor residence. The dwelling has the advantage of a communal lounge and laundry room, a security entry system and lifts to all floors. Private off road parking, on a first come, first served basis is also available to all residents. The well-proportioned accommodation, which benefits from uPVC double glazing and Economy 7 night storage heating, includes an Entrance Hall, a sizeable Lounge, a spacious Fitted Kitchen/Diner together with 2 Bedrooms and accessible shower.

Entrance Hall

Lounge	2.81m x 5.10m (9'3" x 16'9")
Kitchen	2.20m x 4.06m (7'3" x 13'4")
Bedroom 1	3.88m x 3.18m (12'9" x 10'5")
Bedroom 2	2.22m x 3.32m (7'3" x 10'11")
Shower Room	2.22m x 1.78m (7'3" x 5'10")

Agents Note

There is very limited information available on this property. The only information we hold is that within these sales particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.



Disclaimer

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where 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. Floorplans made with Metropix ©2007.



Directions

From our Caernarfon office proceed on foot towards the castle and turn right onto Palace Street (which is pedestrianised) Continue over the junction, passing the Black Boy public house on the left hand side. Upon reaching Bank Quay Road, the property can be seen directly in front of you on the corner of Turkey Shore.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating

Electric Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is leasehold on a 999 year lease from 1st July 1993 with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: £200 per Annum approx.

Service/Maintenance Charge: £2482 Per Annum Approx. Your solicitor should confirm this.