

Llanrug - Y Foelas, Station Road, Caernarfon LL55 4BE
Freehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Llanrug - Y Foelas, Station Road, Caernarfon LL55 4BE

Freehold Residential Investment



Investment Consideration:

- Purchase Price: £400,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises detached residential home with parking and garage at rear
- Redevelopment potential for multiple dwellings (C3) or educational/healthcare premises STTP
- Located in the popular village of Llanrug, approx. 4 miles from the coastal resort town of Caernarfon with its 13th Century Castle, multiple shopping facilities and beaches.



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Property Description:

Comprises substantial detached residential home with large parking and single car garage at rear. The property has been fully refurbished in 2023 and provides the following accommodation and dimensions:

Ground Floor: 214 sq m (2,303 sq ft)

5 bedrooms, kitchen, dining, lounge, conservatory, office, store, bathroom, 3 wc's

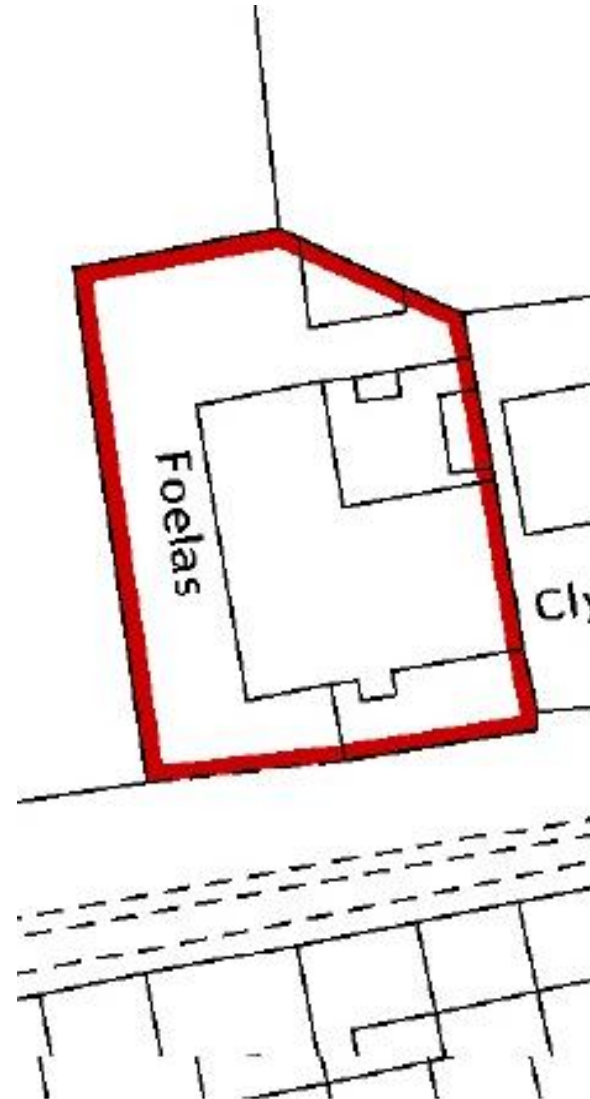
First Floor: 176 sq m (1,894 sq ft)

8 bedrooms, kitchen, lounge, 2 bathrooms, 2 wc's

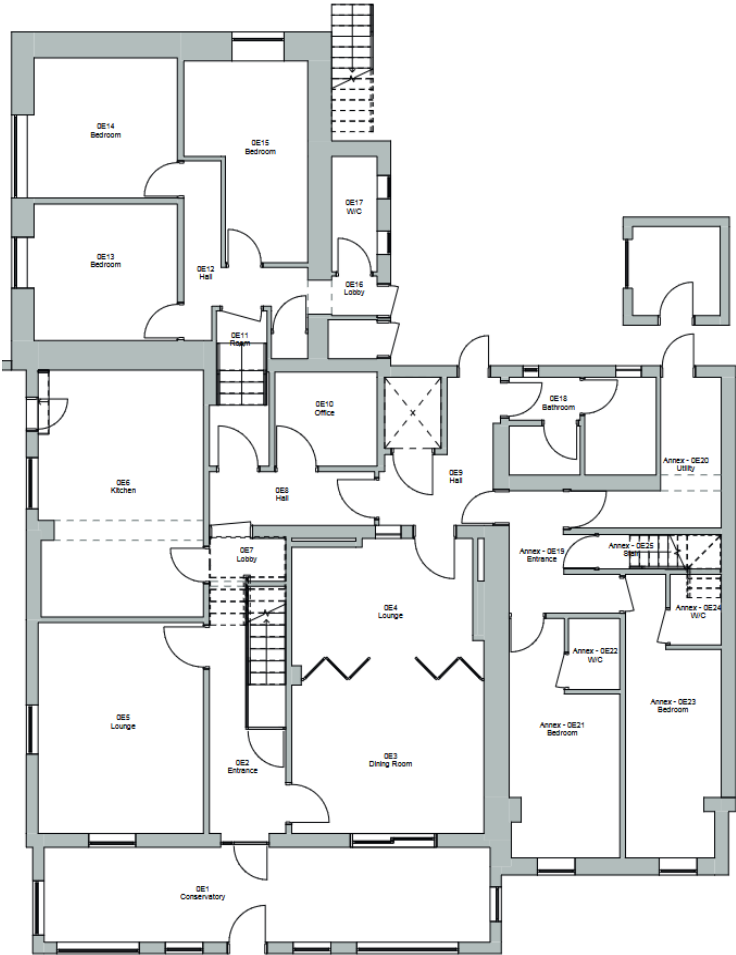
Second Floor: 42 sq m (455 sq ft)

2-bedrooms, ancillary, bathroom

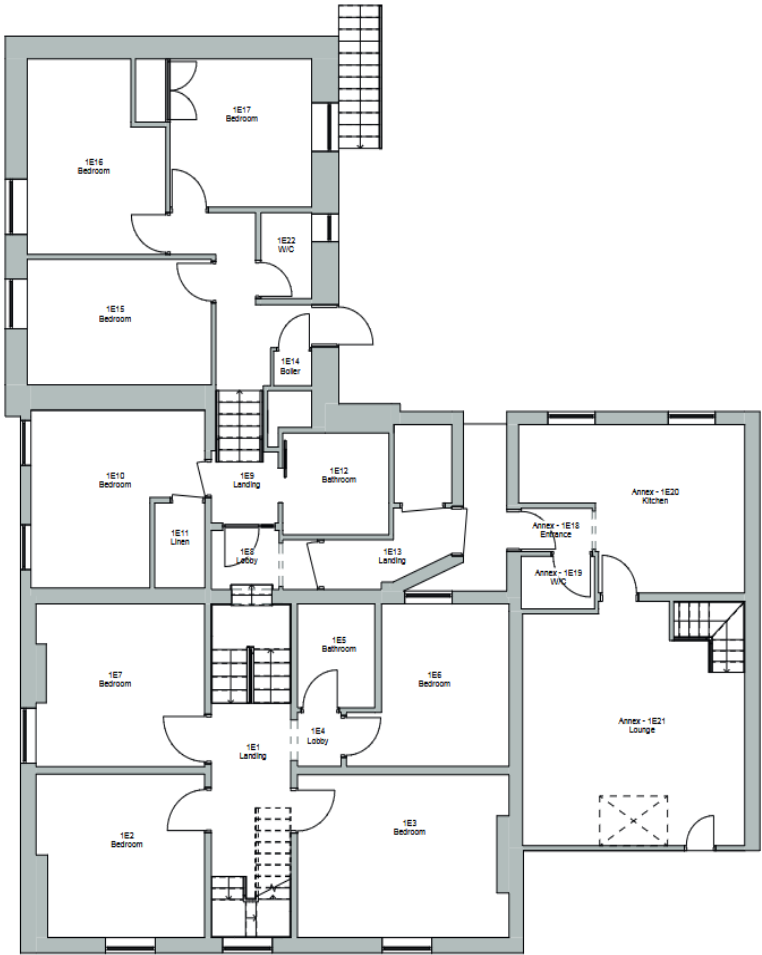
Total GIA: 432 sq m (4,652 sq ft)



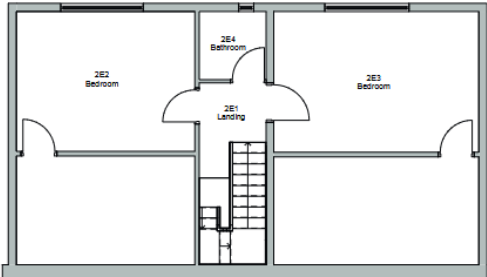
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Ground Floor



First Floor



Second Floor

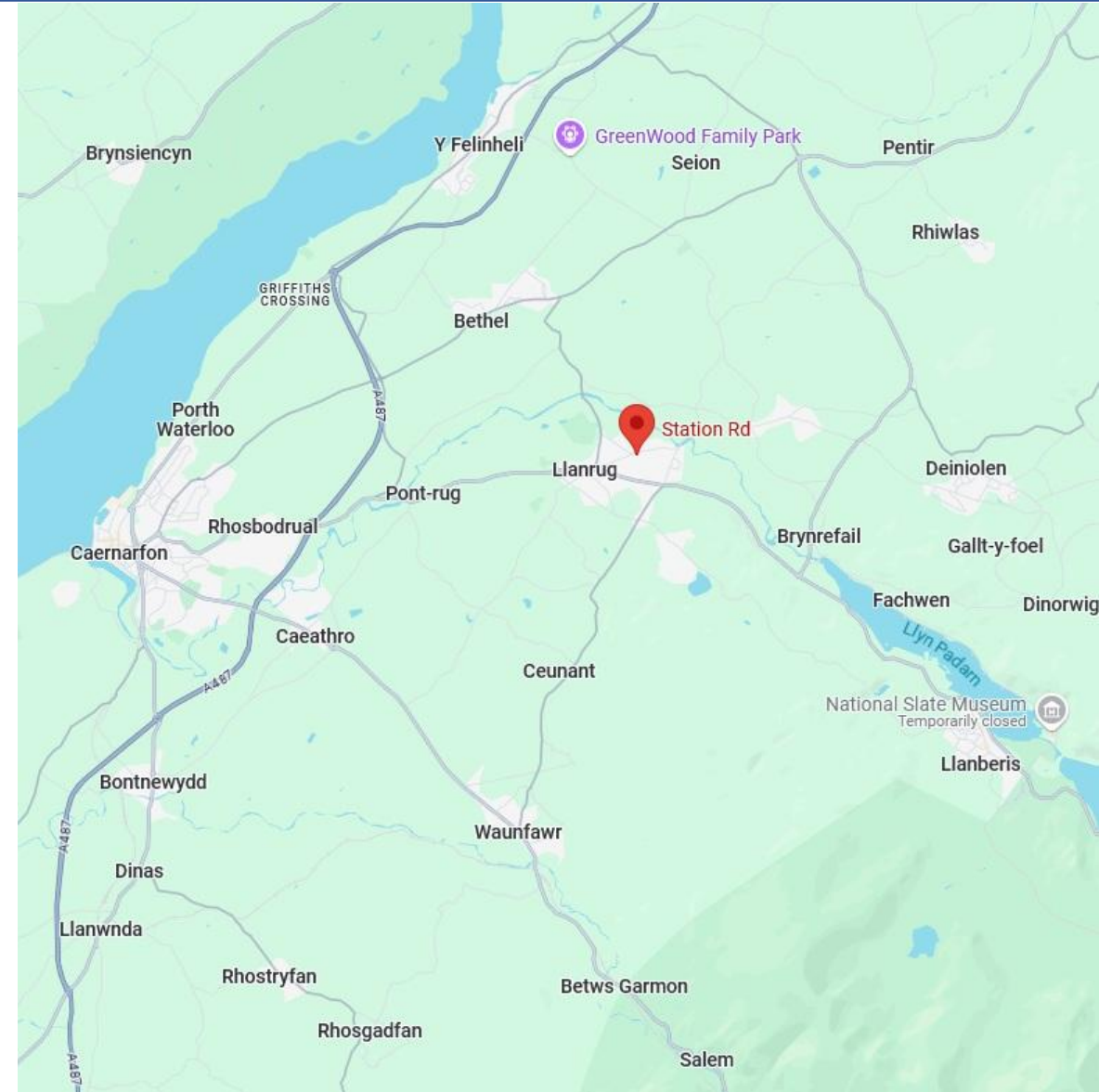
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Location:

Located close to the junction with Tal-Y-Bont in the popular village of Llanrug which is in the foothills of the Snowdonia Mountain Range, approx. 3 miles from famous Llanberis which is one of the most popular mountain tourist centres in the Snowdonia National Parks. Llanrug also lies approx. 4 miles from the coastal resort town of Caernarfon with its 13th Century Castle, multiple shopping facilities and beaches



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Contacts:

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