



Cilmeri, Vaynol Street, Caernarfon, Gwynedd, LL55 2RL, £147,500

HAF
JONES &
PEGLER

Cilmeri

Vaynol Street, Caernarfon

Gwynedd, LL55 2RL

A spacious mid terraced house situated on the highly sought after Vaynol Street and within easy walking distance to the historic Castle town of Caernarfon.

The property briefly comprises entrance hall, lounge, dining room, kitchen, 3 first floor bedrooms and a bathroom, small garden to the front and a rear yard with good size store shed.

The property also benefits from gas central heating and PVCu double glazing.

Directions

Proceed over the flyover, pass the Eagles public house and proceed straight up Constantine Road and take the first turning on the left into Dinorwic Street, at the end of the street turn right and take the first right into Vaynol Street, the property will then be seen on the right hand side.





ACCOMMODATION

ENTRANCE HALL

LOUNGE 3.84m (12'7") x 3.66m (12')

DINING ROOM 4.12m (13'6") max x 4.08m (13'5")

KITCHEN 4.32m (14'2") x 2.64m (8'8")

LANDING

BEDROOM 1 5.11m (16'9") x 3.57m (11'8")

BEDROOM 2 3.43m (11'3") x 3.20m (10'6")

BEDROOM 3 2.72m (8'11") x 2.44m (8')

BATHROOM

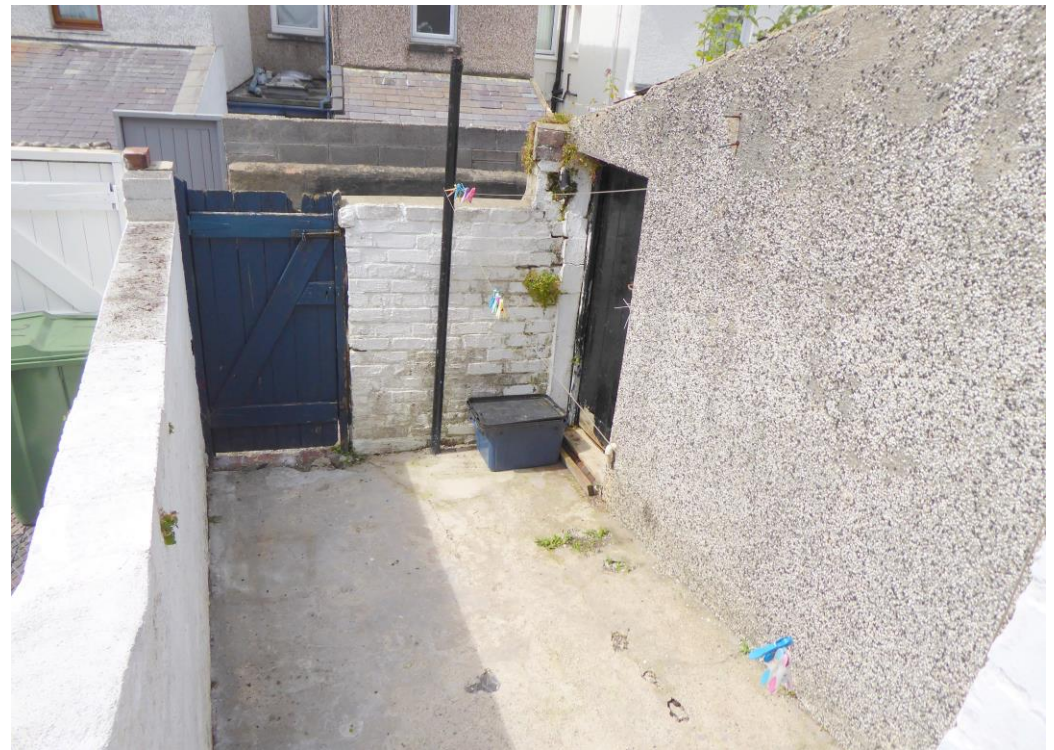
COUNCIL TAX BAND

Band C

TENURE

We have been informed the tenure is Freehold with vacant possession upon completion of sale. The vendor's solicitor should confirm Title.



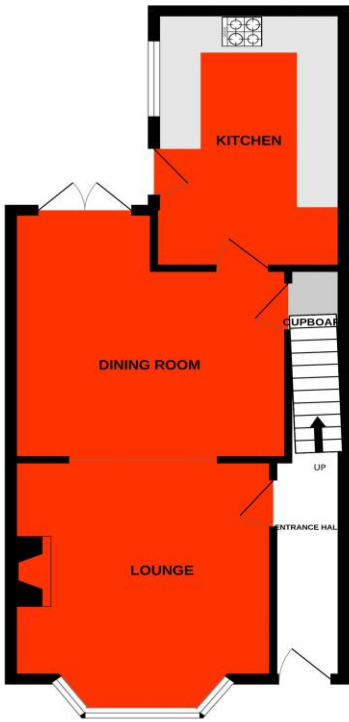




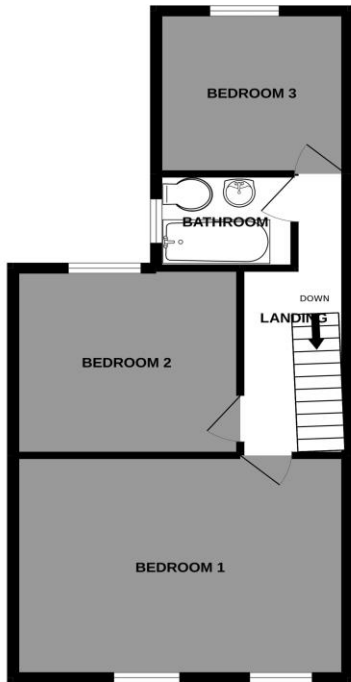


Energy performance certificate (EPC)

GROUND FLOOR



1ST FLOOR



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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28 Vaynol Street CAERNARFON LL55 2RL	Energy rating D	Valid until: 4 August 2032 Certificate number: 8422-0628-6300-0545-1202
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Property type
Mid-terrace house

Total floor area
100 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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MISREPRESENTATION ACT 1967

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