



## 2 bed terraced house to buy in

St. Helens Street, Caernarfon, Gwynedd,  
LL55 2HU

**£100,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Being sold via 'Secure Sale'
- ✓ Terraced Property
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well-located two-bedroom mid-terrace property situated within easy reach of Caernarfon town centre and its range of shops, services and transport links. The property benefits from gas central heating and double glazing throughout.

The ground floor includes a good-sized living room and a fitted kitchen with access to the rear yard. Upstairs, there are two bedrooms and a bathroom. The property offers a practical layout and would make a suitable purchase for first-time buyers, those looking to downsize, or investors seeking a rental opportunity.

Externally, there is a low-maintenance rear yard providing useful outdoor space. On-street parking is available to the front.

Lounge - 3.99m ( 13'2") x 5.26m ( 17'4"):

A bright and spacious open-plan living/dining area featuring a statement wall with contemporary patterned wallpaper and a characterful brick-surround fireplace. Neutral décor, textured ceilings, and generous floor space create a versatile room suitable for both lounging and dining. Staircase leads to the first floor, with an internal door to the kitchen.

Kitchen - 3.65m ( 12'0") x 2.64m ( 8'8"):

A well-presented kitchen with modern white cabinetry, dark worktops, and tiled splashbacks. Equipped with freestanding cooker and washing machine, plus stainless-steel sink beneath a window overlooking the courtyard. Additional shelving offers useful storage. Rear stable door provides direct access to the outdoor space.

Bathroom - 2.16m ( 7'2") x 2.41m ( 7'11"):

A modern three-piece bathroom suite comprising panelled bath with electric shower and curved glass screen, pedestal washbasin, and WC. Finished in light contemporary tiling with wood-effect flooring. Decorative wall art adds a coastal touch.

Bedroom 1 - 4.06m ( 13'4") x 2.93m ( 9'8"):

A generously sized double bedroom with large window for excellent natural light. Fresh décor and carpeted flooring create a tranquil space, suitable as a main bedroom. Overlooks the rear aspect.

Bedroom 2 - 3.65m ( 12'0") x 2.50m ( 8'3"):

A bright second double bedroom located at the front of the property, featuring neutral walls, fitted blind, and radiator. Ideal as a guest room, home office, or children's bedroom.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 89                                                                                                            |
| (69-80) <b>C</b>                            | 72      |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

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