



# DAFYDD HARDY

LAND & NEW HOMES • CARTREFI NEWYDD & TÎR



**Plot to the side of the Former Post Office, Rhosgadfan, Gwynedd LL54 7ET • OIRO  
£39,950**

*A building plot with outline planning permission – get in quick before the next builder does!*

- **Building Plot/Development Opportunity**
- **Outline Planning Permission**
- **Convenient Location Within Village**
- **Ideal For A Builder Or Developer**
- **Plans/Drawings Available To View**
- **Please Contact Our Caernarfon Office**





**Description**

An opportunity has arisen to purchase a Building Plot located on the site of a set of 3 garages, situated in an easily assessable and convenient position within the rural village of Rhosgadfan. The site has outline planning for the erection of a pair of semi-detached 2 bedroomed houses which would ideally suit a builder/developer looking for their next project. The site is located within easy reach of the nearby primary school, a bus route and is roughly 5 miles from Caernarfon. The majority of dwellings in the immediate vicinity enjoy far reaching views towards the sea and Caernarfon bay therefore, it is more than likely that this development will also enjoy similar views. The drawings/plans as seen on these details are available to view and any further enquiries should be directed to our Caernarfon office.

**Location**

Rhosgadfan is a rural village occupying an elevated position above the bay of Caernarfon surrounded by open countryside with stunning views on offer towards the sea, the Menai Strait and the Isle of Anglesey. The village has a primary school, is on a regular bus route and only some 5 miles from the main shopping town of Caernarfon. The village of Penygroes is also within easy reach having a wide range of amenities, schools and leisure facilities. The coastline offers beautiful beaches whilst Snowdonia is renowned for its superb mountain scenery and is easily accessed from the locality. The foot hills of Snowdonia lie just beyond the village offering the opportunity for some great walks amidst fine scenery.

**Tenure:** We have been informed that the tenure is Freehold.

**Directions:** From Caernarfon, follow the A487 in the direction of Porthmadog. Continue through the village of Bontnewydd turning left where signposted for Rhostryfan/Rhosgadfan. Continue through Rhostryfan and as you reach Rhosgadfan, proceed through the 30mph signs taking the next left turning signposted Waunfawr. Follow the road to the junction, turn left and you will find the property located just a short distance further on your right hand side.



These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measures are approximate

Nid yw'r manylion yma'n cyfansoddi na ffurfio rhan o gynnyg nac ni ddylid ychwaith eu hystyried fel cynrychioladau. Dylai unrhyw un a diddordeb gadarnhau'r cywirdeb eu hunain. Bras fesyrau'n unig a geir yma