

**Pennybrook Farm**  
**Rhostryfan**  
**Caernarfon**  
**Gwynedd**  
**LL54 7NL**

**Offers in Excess of £338,000**

**bettermove**



# Caernarfon

Bettermove are delighted to welcome to the market this three acre plot of land for sale in Rhostryfan - welcoming cash buyers only.

The property would make an ideal investment opportunity for huge potential to develop, subject to relevant planning permissions.

Sitting on a plot of approximately three acres, there is expansive fields with mature trees and a stream running through. There is a detached house on the plot which is in need of a full renovation, the interior of which comprises a kitchen/diner and lounge on the ground floor and three bedrooms and a bathroom on the first floor. The property boasts countryside towards Caernarfon Bay and the Isle of Anglesey.

Situated in the rural area of Rhostryfan, the property enjoys a remote location and is just a short drive from Caernarfon where a range of amenities can be found, as well as Snowdonia National Park. Transport connections can be found from the A4871 and A487.

This exciting and unique investment opportunity is not to be missed and all enquiries can be made through Bettermove.

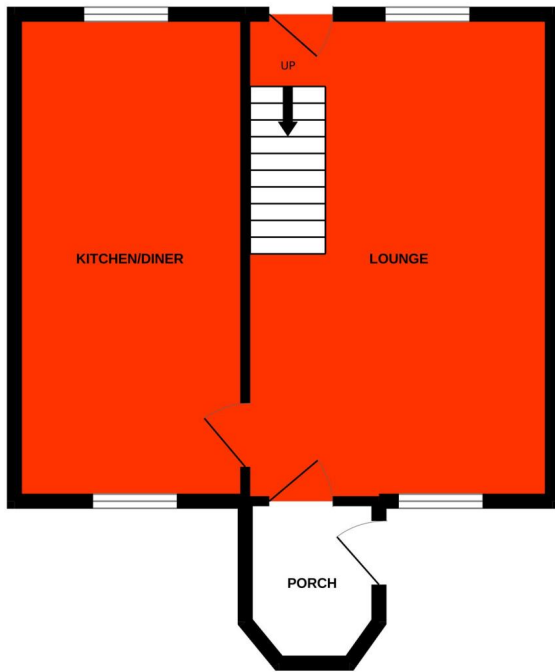
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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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