

2 Bed Duplex In Doc Fictoria , Caernarfon, LL55 1TH

£345,000



SHORT DESCRIPTION

Property Ref: 15784 EPC in progress. Stunning Two Bedroom Duplex Apartment - Doc Fictoria, Caernarfon Offers Invited - Fantastic Investment Opportunity Experience contemporary coastal living at its best with this spacious two bedroom duplex apartment located within the highly sought after Doc Fictoria development on Caernarfon's stunning waterfront. This beautifully presented property enjoys two generous private balconies large enough for dining and relaxing while taking in spectacular sea views and breathtaking sunsets. — Property Highlights • Spacious duplex apartment set over two floors • Two large double bedrooms with plenty of natural light • Two modern bathrooms including an ensuite • Open plan living and dining area leading to balcony • Contemporary fitted kitchen with integrated appliances • Stylish feature staircase to the upper floor • Two private balconies ideal for outdoor dining and relaxation • Allocated secure gated parking • Well maintained communal and private residents' areas • Lift access and secure entry system — Lifestyle and Location Located within the prestigious Doc Fictoria marina complex, the apartment offers the perfect mix of modern comfort and coastal charm. The waterfront setting provides easy access to cafés, restaurants, boutique shops, and the iconic Caernarfon Castle. Excellent transport links to Bangor, the A55, and Snowdonia National Park make this property ideal for full time living or as a coastal retreat. — Investment Potential With its prime waterfront position, generous layout, and strong rental demand, this apartment offers an outstanding investment opportunity. Perfect as a permanent home, holiday property, or long term rental. — Open to Offers Do not miss the chance to own this exceptional duplex apartment at Doc Fictoria. Contact us today to arrange your viewing and discover the best of coastal living. Property Type: Duplex Full selling price: £345000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 131 Monthly Ground Rent Cost: £50.00 Monthly Management Cost: £200.00 Council tax band: E EPC rating: NA Measurement: 648sq.ft. Outside Space: Communal Garden, Balcony Parking: Allocated, Communal, Gated, Private, Residents Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: NA -----

2

Bed Room(s)

2

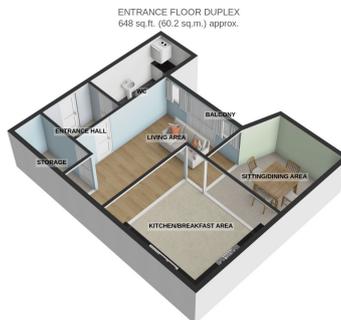
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

EPC GRAPH

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