



Not to scale. For identification purposes only

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- **Development opportunity.**

**Description** Penisarwaun is a thirty one bed registered detached purpose built property which until recently has been used as a care home. The property is set within an extensive plot (measuring approximately 1.17 acres) and offers a fantastic opportunity for re-development and conversion for a number of uses, including holiday lets, subject to any necessary planning consents.

**Situated** Penisarwaun is located between Caernarfon and Llanberis, nestled in the Snowdonia foothills between the villages of Llanrug and Deiniolen, just off the A4086 and the adjoining A4244 Bangor Road. We are within easy reach of the A55 “expressway” (Bangor) and beyond to the UK motorway network.

**Note** There are 29 single Bedrooms and 2 twin Bedrooms

**Joint Agent**  
Beresford Adams

