



# DAFYDD HARDY

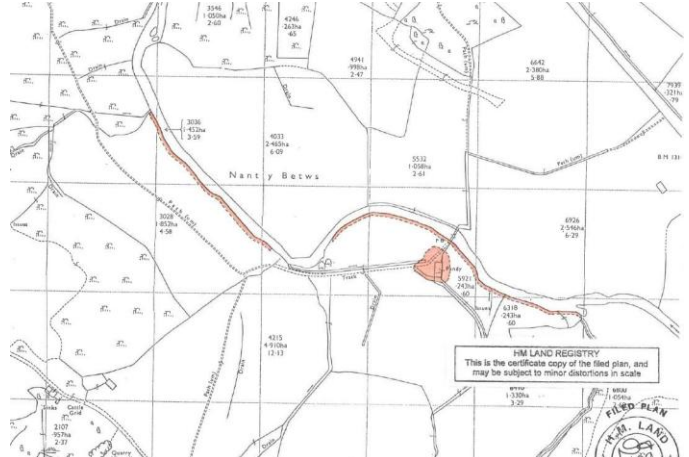
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

## COMMERCIAL MASNACHOL

## BETWS GARMON, WAUNFAWR

Fishing on River Gwyrfai (Pandy), Betws Garmon, Caernarfon LL54 7YY

**GUIDE PRICE £40,000**



- Approximately 480m of Fishing Rights
- Meandering Wooded River Bank Flowing From The Cwellyn Lake
- Unexploited Salmon And Brown Trout Population (Info from JNCC)
- Part Of Rights Within The Snowdonia National Park
- Derelict Mill Included Sale
- Right Of Way Access & Public Footpath Access

**Viewing / Enquiry**  
**01286 676760 / 01286 676760**





**TENURE**

Freehold with vacant possession upon completion.

**GUIDE PRICE**

Price £40,000

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in this transaction.

**VAT**

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

**MONEY LAUNDERING REGULATIONS**

We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

**Contact:** Sarah Morton

**Tel:** 01286 676760 / 07879 554 684

**Email:** [commercial@dafyddhardy.co.uk](mailto:commercial@dafyddhardy.co.uk)



**SUBJECT TO CONTRACT**