DAFYDD HARDY
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Flat 4, Bron Hwfa, Siliwen Road, Bangor, Gwynedd, LL57 2BH

Offers in the region of: £325,000

EPC Rating: C

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Summary

Located on the ground floor of a beautiful red brick Victoria House in one of the most sought after neighbours of Upper Bangor, this spacious apartment is one of only 4 and offers a unique lifestyle, surrounded by beautiful gardens and a view of the Menai Strait. The well proportioned accommodation boasts spacious rooms with high ceilings and briefly consists of an open plan hallway that leads to a contemporary Kitchen area that is fitted with a range of modern sage green coloured units, topped with a stone effect work surface. The Kitchen is also equipped with an eye level electric oven and hob as well as a tall larder cupboard, an integrated fridge/freezer, washing machine and dishwasher. Off the hallway are 2 generous size Double Bedrooms, with Bedroom 2 benefitting from patio doors with integrated blinds, both bedrooms are served by a stylish Shower Room with a white Wc suite. To the front of the apartment is a very spacious Lounge with a decorative cast iron fireplace and patio doors to the front garden. The property has a mains Gas Central Heating system as well as uPVC Double Glazing to keep you warm during the colder months. Outside to the side of the main property is an allocated parking space as well as well kept communal gardens. Immediately to the rear of the apartment is a delightful, enclosed patio area with a large wooden cabin with uPVC Juliet window with electric and water. In addition at the top of the garden is a large outbuilding that has been converted into a home gym with Wc and services connected. We highly recommend you book a viewing soon to fully appreciate this delightful apartment in a highly desirable location.

Directions

From our Bangor office follow the road to the traffic lights by the railway station. Pass the station up Holyhead road passing the Morrison's supermarket on your right. At the mini roundabout take the second exit, continuing along Holyhead Road through Upper Bangor, as the road takes a sharp turn to the left, turn right onto Siliwen Road, where Bron Hwfa will be at the far end on your right.
What3words reference…roost.miracle.salad

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.



Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is leasehold on a 999 year lease from 2022. Each Leaseholder owns the leasehold interest in their own portion of the property together with a 25% share of the management company which owns the freehold interest

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SERVICE CHARGE: A service charge of approximately £800 per annum is payable by the owner of the property and this covers building insurance, maintenance and repair of communal parts, garden maintenance, accountancy fees and incidentals.

Council Tax Band

The property is council tax band B.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.













Kitchen	*2.92m x 6.06m (9'7" x 19'11") max dimensions*
Lounge	*5.39m x 4.56m (17'8" x 15') max dimensions*
Bedroom 1	*3.09m x 3.87m (10'2" x 12'8") max dimensions*
Bedroom 2	*2.30m x 4.61m (7'7" x 15'1") max dimensions*
Shower Room	*1.36m x 3.16m (4'6" x 10'4") max dimensions*

- Spacious Ground Floor Apartment
- Part Of A Semi Detached Victorian House
- Views Of The Menai Strait
- Spacious Lounge
- Open Plan Fully Fitted Kitchen
- Stylish Shower Room
- 2 Generous Size Double Bedrooms
- Mains Gas Central Heating
- Allocated Off Road Parking
- Enclosed Garden & Summerhouse






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