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Flat B, 16 Menai View Terrace, Bangor, Gwynedd LL57 2HF

Asking Price: £150,000

EPC Rating: C

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Summary

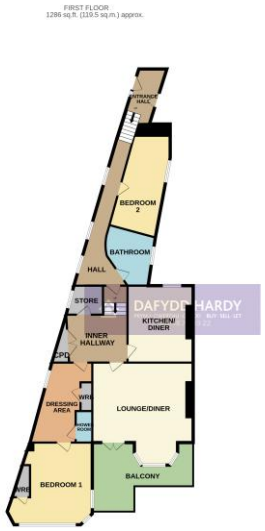
A Grade II listed, First-Floor 2 Bedroom Apartment situated in a prime location within the city of Bangor. While the property would benefit from modernisation, it offers well-proportioned accommodation and retains a wealth of original features, including high ceilings, architraves, original doors, and flooring. The property also enjoys elevated views across the Menai Strait from both the lounge and balcony. Residents benefit from a wide range of nearby amenities, including independent shops, supermarkets, and convenient access to the Bangor University campus. The location also offers excellent transport links, with quick access to the A55 expressway and a mainline railway station, making it ideal for commuting.

The accommodation briefly comprises an Entrance Hall, with a door to the left providing access to the cellar. A staircase leads to the main hallway, where Bedroom Two is located to the left, featuring a side-facing window. Adjacent is the Bathroom, fitted with an electric shower over the bath, WC, washbasin, bidet, and partially tiled walls. A short set of steps leads to the Inner Hall, which includes a built-in storage cupboard and a separate storage room housing the boiler and providing additional space for household items. To the left is the Kitchen/Diner, fitted with a freestanding cooker, plumbing for a washing machine, and a built-in cupboard set into the chimney breast. To the right of the inner hall is a Dressing Area with a built-in storage cupboard and a shower with washbasin, leading through to Bedroom 1. This room benefits from a built-in storage cupboard and enjoys panoramic views to the front and side of the property, with the Bangor Pier and the Menai Strait visible. Completing the accommodation is the spacious lounge/diner, featuring impressive high ceilings, a capped gas fireplace, and a large bay window that makes the most of the views. A glazed door provides access to the balcony. The property benefits from gas central heating and single-glazed windows.

Directions

From our Bangor office, follow the one-way system then bear right at the traffic lights for Upper Bangor. Head up the hill past the train station then as you pass Morrisons supermarket on your right, continue straight at the mini roundabout for the direction of Menai Bridge. Continue up the hill and as the road bears round to the left, the property is located on the corner on the left-hand side just after Patrick's Bar.

What3Words: crawled.lectured.betrayal



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 Flying Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Agents Note

Due to the percentage of the flying freehold, the property is not mortgageable.

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.







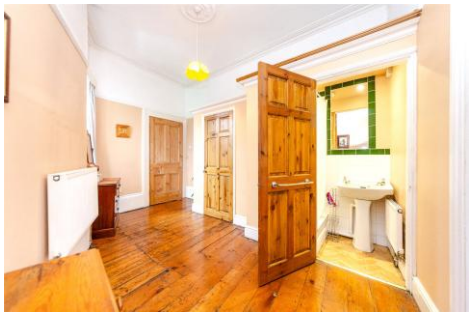






First Floor	
Entrance Hall	
Inner Hall	
Lounge/Diner	*5.60m x 3.51m (18'4" x 11'6") Max. dimensions*
Kitchen/Diner	*4.22m x 3.27m (13'10" x 10'9") Max. dimensions*
Bedroom 1	*5.40m x 4.48m (17'9" x 14'8") Max. dimensions*
Dressing Area	*4.37m x 3.40m (14'4" x 11'2") Max. dimensions*
Shower Room	*1.73m x 0.91m (5'8" x 3')*
Bedroom 2	*5.08m x 2.49m (16'8" x 8'2") Max. dimensions*
Bathroom	*3.31m x 2.48m (10'10" x 8'2") Max. dimensions*
Balcony	
Cellar	

- Grade II Listed First-Floor Apartment
- 2 Bedrooms
- 1 Bathroom
- Views Across Menai Strait & Bangor Pier
- Retains Many Original Features
- Close to Local Amenities
- Gas Central Heating & Single Glazing
- Requires Modernisation



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