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54 Llys Adda, Bangor, Gwynedd LL57 2AW

Offers in the region of: £120,000

EPC Rating: C

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Summary

A stylish and modern first floor 1 Bedroomed Apartment situated in a more recent residential development within the city of Bangor, convenient for the city centre, university, general hospital and A55 expressway. The layout would certainly suit a single person, a couple or professional – certainly modern living at an affordable price. The open plan living area includes a kitchen which comes fitted with a built-in oven, hob, extractor, washing machine and fridge/freezer. From the rear facing bedroom are views to be enjoyed towards the Eryri mountains, the bedroom also has fitted wardrobes. There is an intercom phone in the lounge allowing remote access to callers at main door. Externally, there's allocated parking for 1 vehicle and a communal lawned garden area to the rear. Benefiting from uPVC double glazing and electric heating, the accommodation briefly comprises: Communal Entrance Hall with stairs to the first floor, Lounge/Kitchen, Bedroom and Shower Room.

Bangor is a busy city with a large student population and offers many attractions such as a Victorian pier, 18 hole golf course, bowling green and comprehensive arts centre. The High Street and out of town retail parks have a good choice of well-known shopping outlets, alongside numerous supermarkets, a wide choice of cafés, restaurants and public houses. The A55 Expressway, is just a short drive away offering easy access to the beautiful Isle of Anglesey, the Eryri National Park and eastbound North Wales coastal resorts.

Directions

From our Bangor office, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge. At the first mini roundabout, take the second exit onto Penchwintan Road and continue to the next roundabout, proceeding straight over onto Penrhos Road. Follow the road for some distance passing Ffordd Coed Mawr where you'll find the entrance to Llys Adda shortly after on your left hand side. Take the next turning on your right where you'll find the apartment on your left hand side, on the first floor within the first property.

https://what3words.com/armrests.gravest.incorrect

Services

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



Heating

Electric 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 125 year lease from 2017, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Service Charge: Approx £1541.04 per annum.
Ground Rent: Approx. £150 per annum.

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.













Communal Entrance Hall

Lounge/Kitchen	*5.76m x 3.33m (18'11" x 10'11") max. dimensions*
Bedroom	*2.65m x 2.96m (8'8" x 9'9") max. dimensions*
Shower Room	*1.67m x 1.72m (5'6" x 5'8")*

Cupboard

- Modern & Stylish Studio Apartment
- Located On The First Floor
- 1 Bedroom & Shower Room
- Kitchen With Fitted Appliances
- Views Of Snowdonia From Rear
- uPVC Double Glazing & Electric Heating
- Allocated Parking For 1 Vehicle
- Communal Lawned Garden
- Close To University & General Hospital
- Convenient For City Centre Amenities

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