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11 Neuadd Yr Eglwys, Glynne Road, Bangor, Gwynedd, LL57 1BJ

Asking Price: £105,000

EPC Rating: D

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Summary

Conveniently placed for easy access to city centre amenities is this most appealing First Floor Apartment which a first time buyer might want to take a look at. No. 11 Neuadd Yr Eglwys is one of several privately owned residences which comes with a spacious secure communal off road parking area with this particular apartment enjoying a covered parking space together with a useful store. The property has been well-cared for and maintained by the present owner with attention paid to its general presentation and décor. The accommodation offers a spacious lounge and modern kitchen whilst a flight of stairs leads up to a generous mezzanine bedroom with twin skylights and wood panelled ceiling. Located just off the bedroom is a modern en-suite shower room. The property comes fitted with double glazing and electric heating (modern storage heater and electric panel heaters).

The property is situated just a short walk from the main High Street of Bangor, making this an excellent and convenient location for a wide variety of well-known and local retail outlets within the city centre plus many cafes, bars, restaurants and public houses.

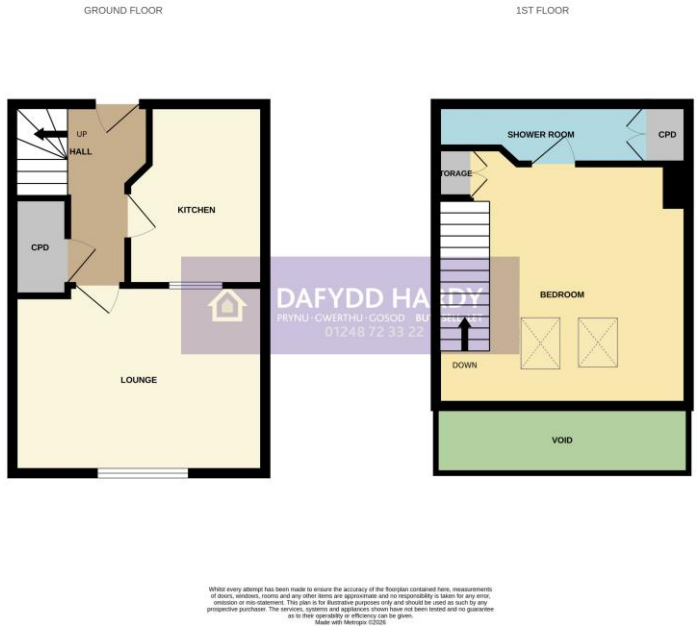
Directions

From our Bangor office, follow the High Street (one way) bearing right at the traffic lights and keeping to the right hand lane bear right at the next set of light onto Deiniol Road. Follow this route onto Garth Road taking the turning on your right into Glynne Road. Follow the road for approximately 250 yards where you'll find Neuadd Yr Eglwys on your right hand side, opposite the turning for Orme Road.

https://what3words.com/bleaker.guess.bravery

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 with 999 year lease from 1995. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Service Charge: Approx. £1763.52.
Ground Rent: Approx. £50.00.

Agents Note

We have been informed by the vendor that there are restrictions imposed by the lease, please contact the office for further information.

The property is being sold fully furnished, a list of items will be provided by the office.

Council Tax Band: The property is council tax band C.

Energy Performance Rating

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













- Most Appealing 1st Floor Apartment
- Sold Fully Furnished
- Spacious Lounge & Modern Kitchen
- Generous Mezzanine Bedroom
- En-suite Shower Room
- Double Glazing & Electric Heating
- Highly Convenient For The City Centre
- Covered Off Road Parking Space
- Excellent Choice For The First Time Buyer
- Viewing Highly Recommended

Entrance Hall
Kitchen *2.39m x 3.18m (7'10" x 10'5") Max dimensions.*
Lounge *4.45m x 3.30m (14'7" x 10'10") Max dimensions.*
Bedroom *4.44m x 4.26m (14'7" x 14') Max dimensions.*
Shower Room





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