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71 Penrhos Road, Bangor, Gwynedd LL57 2BQ

Asking Price: £335,000

EPC Rating: D

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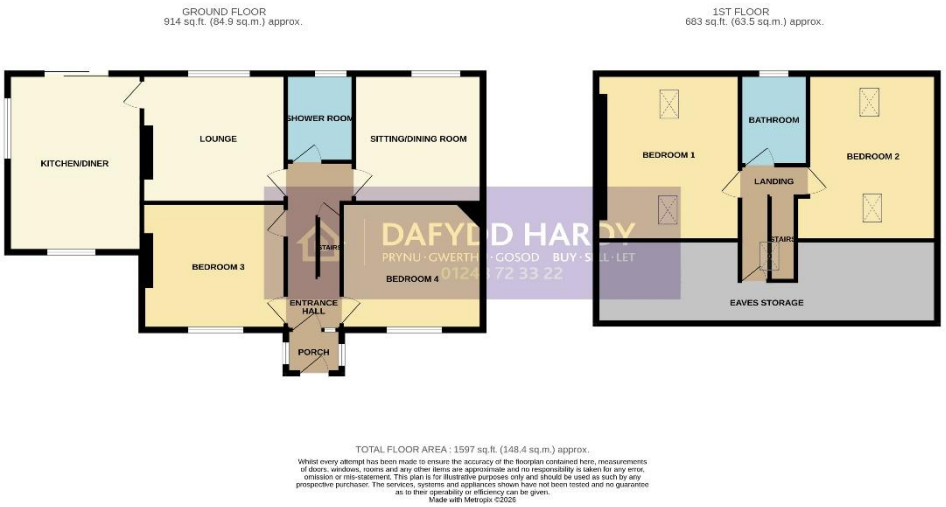
Summary

A spacious and versatile four/five Bedroom Detached Dormer Bungalow, ideally situated in the highly sought-after area of Penrhosgarnedd on the outskirts of the city of Bangor. Offering well-proportioned accommodation throughout, the property benefits from two Reception Rooms, two Bathrooms, low-maintenance front and rear gardens, off-road parking, and delightful views towards the Eryri (Snowdonia) mountain range. Residents enjoy convenient access to a wide range of local amenities, including shops, primary and secondary schools, Ysbyty Gwynedd Hospital, and the A55 expressway. The accommodation begins with an Entrance Porch featuring tiled flooring, leading into a welcoming Hallway with laminate flooring, understairs storage, and a staircase to the first floor. Two bright and well-proportioned Bedrooms are located at the front of the property, benefiting from an abundance of natural light. To the right of the hallway is a versatile Sitting/Dining room with a rear-facing window. This flexible space could also serve as a home office, playroom, or fifth bedroom, depending on individual requirements. Adjacent is a modern Shower Room, fitted with an electric corner shower, W/C, wash hand basin, heated towel rail, and floor-to-ceiling tiling. To the left of the hallway is the generous lounge, featuring a gas fireplace and a rear-facing window, which opens into the impressive Kitchen/Diner. The kitchen is fitted with stylish high-gloss white units complemented by granite worktops and incorporates a five-ring gas hob, double-width extractor hood, double oven, and plumbing for a washing machine. Enjoying triple-aspect views to the front, side, and rear, this spacious room is flooded with natural light. A sliding patio door enhances the sense of space and creates an excellent indoor-outdoor flow, while easy-care tiled flooring adds practicality. The first floor comprises a Landing with a Velux window and useful eaves storage. There are two further generously sized bedrooms, each featuring dual Velux windows to the front and rear, together with laminate flooring throughout. Completing the accommodation is the family Bathroom, fitted with a bath with shower over, W/C, vanity wash hand basin, heated towel rail, and attractive floor-to-ceiling tiling. Externally, the gardens have been designed for low-maintenance living. The rear features a central and left-hand paved patio area, a paved pathway to the right, and attractive golden gravel borders. A low composite fence and metal boundary fencing frame the garden while allowing for beautiful open views towards the Eryri mountains, with views of the Great Orme visible in the distance. To the front, a shared sloping driveway leads to a private tandem parking area providing space for two vehicles. Steps rise to a further low-maintenance front garden, finished with a combination of paving and golden gravel and metal fencing with a pathway continuing along the left-hand side of the property. Additional benefits include gas central heating and uPVC double glazing throughout.

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. Proceed onwards for approximately 450 yards where you'll find the property located on your left hand side.

What3Words: trucks.pulse.broadens



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

Council Tax Band

The property is council tax band D.

Energy Performance Rating

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













Ground Floor	
Porch	
Entrance Hall	
Lounge	*3.82m x 3.72m (12'6" x 12'2") Max. dimensions*
Sitting/Dining Room	*3.66m x 3.45m (12' x 11'4")*
Shower Room	*2.51m x 1.78m (8'3" x 5'10")*
Bedroom 3	*3.83m x 3.62m (12'7" x 11'11") Max. dimensions*
Bedroom 4	*3.76m x 3.60m (12'4" x 11'10") Max. dimensions*
First Floor	
Landing	
Bedroom 1	*4.72m x 3.83m (15'6" x 12'7") Max. dimensions*
Bedroom 2	*4.72m x 3.81m (15'6" x 12'6") Max. dimensions*
Eaves Storage	

- Detached Dormer Bungalow
- 4/5 Bedrooms
- 2 Bathrooms
- Versatile & Spacious Accommodation
- Stylish Kitchen/Diner with Triple Aspect Views & Sliding Patio Door
- Low Maintenance Gardens with Off-Road Parking
- Close To Local Amenities
- Gas Central Heating & uPVC Double Glazing






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