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24 Glantraeth, Bangor, Gwynedd LL57 1HQ

Asking Price: £145,000

EPC Rating: C

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Summary

Located on the outskirts of Bangor, within easy reach of the A55 expressway, this spacious ground floor apartment is set within an attractive “Georgian style” block of similar properties. Built from red bricks, the well proportioned accommodation briefly consists of wide and welcoming communal Hallway that leads to the front door. Once inside you will find an open Hallway that continues through to a spacious Lounge/Diner that features a laminated wood floor and a patio door that opens to the front garden area. Off the Lounge is a light and bright Kitchen that is fitted with a range of cream coloured base and wall units, topped with a wood effect work surface and is equipped with a gas hob and an electric oven as well as a dishwasher and washing machine connection. At the far end of the property are 3, generous size Double Bedrooms all served by a modern part tiled Bathroom that features a laminated wood floor with a white bath suite, an over bath shower unit as well as a large storage cupboard. A separate Wc is adjacent to the Bathroom. The property also has a mains Gas Central heating system as well as uPVC Double Glazing throughout. Outside is a communal off road parking area and a well kept open lawn garden. We highly recommend you book a viewing soon as we are anticipating a lot of interest in this great opportunity.

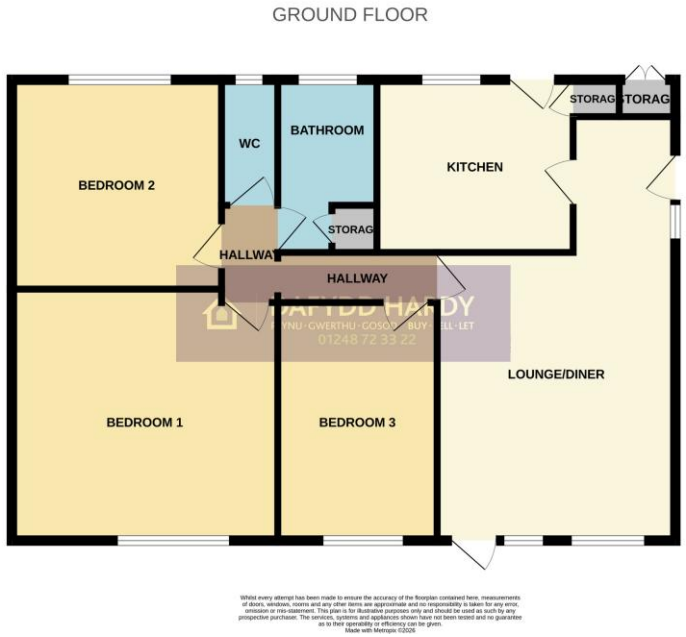
Directions

From our Bangor office, turn right at the traffic lights and then at the Railway Station traffic lights take another right turn onto Deiniol Road. At the Asda Mini roundabout take the first exit passing the Pontio centre. At the next mini roundabout proceed straight ahead along Garth road. Bear right along Beach road and continue out of the city. After a short distance you will pass signs for the golf club and then take the turning on the your left for Glantraeth. Take the first turning on your right and number 24 will be on the left.

What3words reference…brotherly.camera.hamper

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 1977, with vacant possession upon completion of sale. Vendor’s solicitors should confirm title.

Service Charge: Approx. £2,400 per annum.
Ground Rent: Approx. £25 per annum.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

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







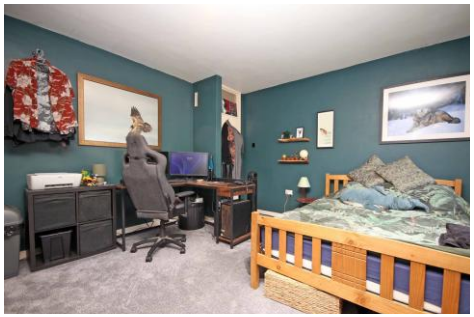



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Lounge/Diner	*4.12m x 7.33m (13'6" x 24'1") max dimensions*
Kitchen	*3.39m x 2.99m (11'1" x 9'10")*
Bedroom 1	*4.60m x 4.35m (15'1" x 14'3")*
Bedroom 2	*3.62m x 3.62m (11'11" x 11'11")*
Bedroom 3	*2.75m x 4.12m (9' x 13'6")*
Bathroom	*1.71m x 2.99m (5'7" x 9'10") max dimensions*
Wc	*0.97m x 2.17m (3'2" x 7'1")*

- Extensive Ground Floor Apartment
- Quiet Highly Sought After Location
- Spacious Living Room/Diner
- Modern Fully Fitted Kitchen
- 3 Double Bedrooms
- Part Tiled Bathroom & Separate Wc
- Off Road Parking Available
- Gas Central Heating
- uPVC Double Glazing
- Viewing Highly Recommended






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