DAFYDD HARDY
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64 Y Bae, Bangor, Gwynedd, LL57 2SZ

Asking Price: £130,000

EPC Rating: B

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Summary

Located within a large modern housing development, close to the Menai Straits and within walking distance of the city centre, this spacious ground floor apartment is a great opportunity for someone looking to down size or to take their first steps onto the property ladder. The spacious and neutrally decorated interior briefly consists of a central Entrance Hall with all the rooms leading off it. To the front is a generous size Living Room with an open plan Kitchen. The modern kitchen is fitted with a range of cream coloured base and wall units, topped with a contrasting black work surface, and is equipped with an electric oven and a gas hob as well as an integrated fridge and freezer and an integrated washer/dryer. Across the hallway are 2 good size Double Bedrooms, with the Master Bedroom fitted with a modern En Suite Shower Room. Both Bedrooms are served by a part tiled Bathroom that has a white bath suite. The property has a Gas Central Heating System and is fitted with uPVC Double Glazing throughout. Outside behind the building is an allocated parking space for 1 vehicle. We highly recommend you book a viewing to fully appreciate this spacious apartment that enjoys a great location and only a short walk away from the Menai Strait.

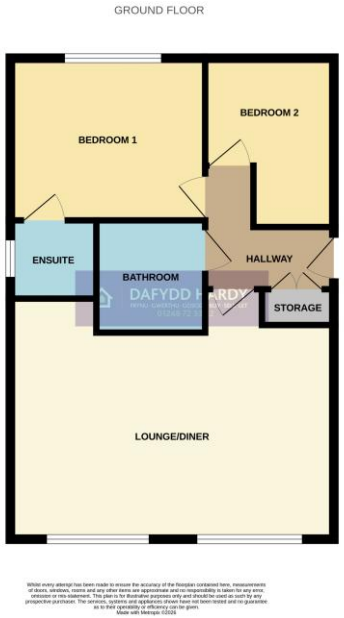
Directions

From our Bangor Office take the main road out of Bangor towards Llandegai. At the end of Garth Road bear right then take the 1st exit at the mini roundabout into Y Bae. Take the 2nd turning on the left and number 64 will be on your right.

What3words reference…plug.thumbnail.important

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 150 year lease from 2013. Vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: Approx. £200 per annum.
Service Charge: Approx. £1,284.00 per annum.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

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







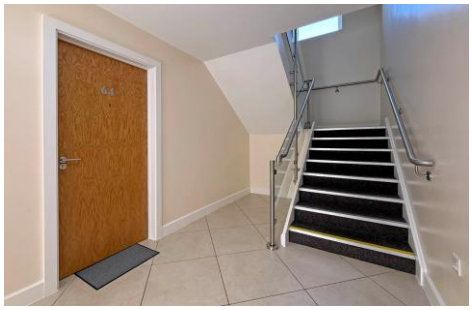






Entrance Hall	
Lounge/Kitchen/Diner	*6.04m x 4.68m (19'10" x 15'4") max dimensions*
Bedroom 1	*3.64m x 3.04m (11'11" x 10') max dimensions*
En-Suite	*1.61m x 1.47m (5'3" x 4'10")*
Bedroom 2	*2.40m x 3.16m (7'10" x 10'4") max dimensions*
Bathroom	*2.03m x 2.10m (6'8" x 6'11")*

- Modern Ground floor Apartment
- Close To The Seafront
- Generous Size Open Plan Lounge/Kitchen
- 2 Good Size Double Bedrooms
- Stylish Bathroom
- En Suite Shower Room
- Allocated Off Road Parking
- Gas Central Heating
- uPVC Double Glazing Throughout
- Viewing Highly Recommended



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