DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



View From Window

3 Y Bae, Bangor, Gwynedd, LL57 2SZ

Offers Over: £130,000

EPC Rating: C

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Summary

A one bedroom first floor apartment located within the popular Y Bae development, home to a range of distinctive residences and townhouses, situated in a unique setting overlooking Hirael Bay and within easy walking distance of the centre of Bangor. The apartment as you would expect of a modern build, is light and bright and fitted out so that moving in will be a simple and easy task. The kitchen area comes with a built-in hob, oven, fridge/freezer and washing machine and patio doors open to a balcony. Complete with uPVC double glazed and with gas central heating, the accommodation comprises: Entrance Hall, Lounge/Kitchen, Bedroom, Storage Cupboard and Bathroom. Ideal investment property if continued as a lettings property, can be sold with current tenant in situ if desired.

Directions

From the centre of Bangor, proceed northward along the A5 passing the swimming pool on your right. Follow the road to the right onto Beach Road turning left just after the BP filling station into Y Bae. Keeping to the left, follow the road, taking the first left turn, where you will find number 3.

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, with 993 years remaining from 2025, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: £200 approx. per annum.
Service/Maintenance Charge: £1200 approx. 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.












LIGHTS DARKS

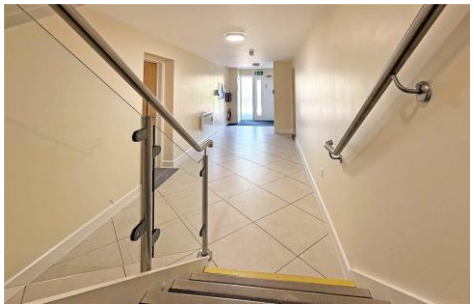
Entrance Hall

Lounge/Kitchen	*7.5m x 3.27m (24'7" x 10'9") max. dimensions L-shaped*
Bedroom 1	*3.37m x 2.8m (11'1" x 9'2")*
Bathroom	*2.11m x 2.48m (6'11" x 8'2")*

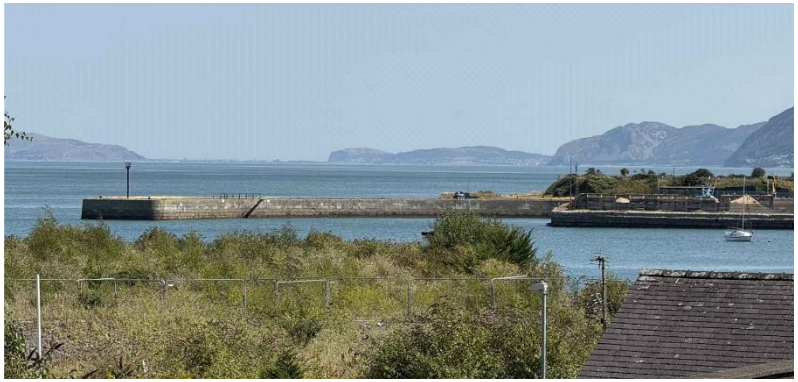
Outside

Allocated parking space within the communal car park.

- 1 Bedroom Apartment
- Y Bae Development
- Modern Finish Throughout
- Balcony with Views of Menai Strait
- uPVC Double Glazing
- Gas Central Heating
- Central Location
- No Onward Chain







Disclaimer

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