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Wyngarth, Garth Hill, Bangor, Gwynedd LL57 2SY

Asking Price: £250,000

EPC Rating: D

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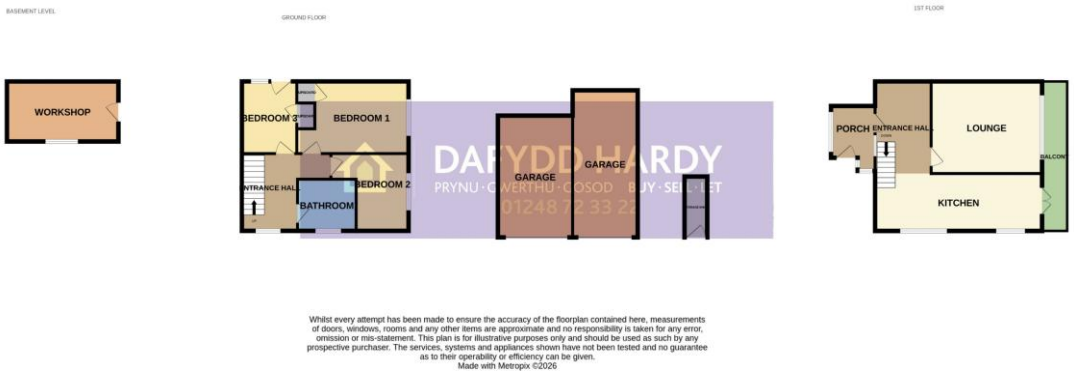
Summary

Set in a highly desirable location, close to the famous Bangor Pier and the beautiful Menai Strait, this surprisingly spacious, Detached Home boasts a stunning panoramic view that takes in the city centre, the mountains of Eryri as well as the North Wales coastline. Set over 3 floors, the stylish interior briefly consists of a welcoming Entrance Porch that leads into a small Hallway and the open plan Kitchen/Diner. This light and spacious area has a modern feel and briefly consists of a range of grey coloured base and wall units, topped with a granite work surface. The Kitchen is also equipped with an eye level double oven, a gas hob and a dishwasher point. Off the Dining area are a pair of French doors that open onto a long balcony with a glass and stainless steel balustrade… the perfect spot to sit back and enjoy the views. Completing the main floor is a spacious Lounge with a polished wood floor and a wide window that perfectly frames that amazing view of Hirael Bay and the mountains of Eryri in the distance. Downstairs off a light hallway are 3 Bedrooms, made up of 2 generous size Double Bedrooms and a smaller Single Bedroom. All are served by a stylish Shower Room with a white Wc suite and a large "walk in" shower unit. To the basement and accessed from the outside, is a useful Utility Room with plumbing for a washing machine. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside at the front is an easy to maintain gravel garden with a mature clematis bush that provides a vibrant colour in the spring. To the side are 2 Single Garages with valuable off road parking. We highly recommend you book a viewing soon to fully appreciate this delightful home with a stunning panoramic view.

Directions

From the Train station traffic lights follow the road into Bangor. At the Asda roundabout take the first exit and continue along this road towards the pier. Just after the swimming pool, when the road bears right take the left hand turn into Garth Road then turn left onto Garth Hill, where "Wyngarth" will be on your right.

What3words reference…glance.marine.royal



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.













Entrance Hall	
Bedroom 1	*4.52m x 2.91m (14'10" x 9'7") max dimensions*
Bedroom 2	*3.14m x 3.12m (10'4" x 10'3") max dimensions*
Bedroom 3	*2.22m x 2.91m (7'3" x 9'7")*
Bathroom	*2.37m x 2.09m (7'9" x 6'10")*
First Floor Landing	
Porch	
Entrance Hall	
Kitchen	*6.76m x 2.32m (22'2" x 7'7") max dimensions*
Balcony	
Lounge	*4.49m x 3.71m (14'9" x 12'2") max dimensions*
Workshop	*4.51m x 2.42m (14'10" x 7'11")*
Garage 1	*3.02m x 4.91m (9'11" x 16'1")*
Garage 2	*2.63m x 5.94m (8'8" x 19'6")*

- Detached Family Home
- Great Location Close To Bangor Pier
- Amazing Sea & City Views
- Set Over 3 Storeys
- Generous Size Reception Room
- Modern Kitchen/Diner
- 3 Bedrooms
- Stylish Shower Room
- Mains Gas Central Heating & uPVC Double Glazing
- Double Garage & Off Road Parking






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