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14 Allt Dewi, Bangor, Gwynedd, LL57 2UQ

Asking Price: £225,000

EPC Rating: C

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Summary

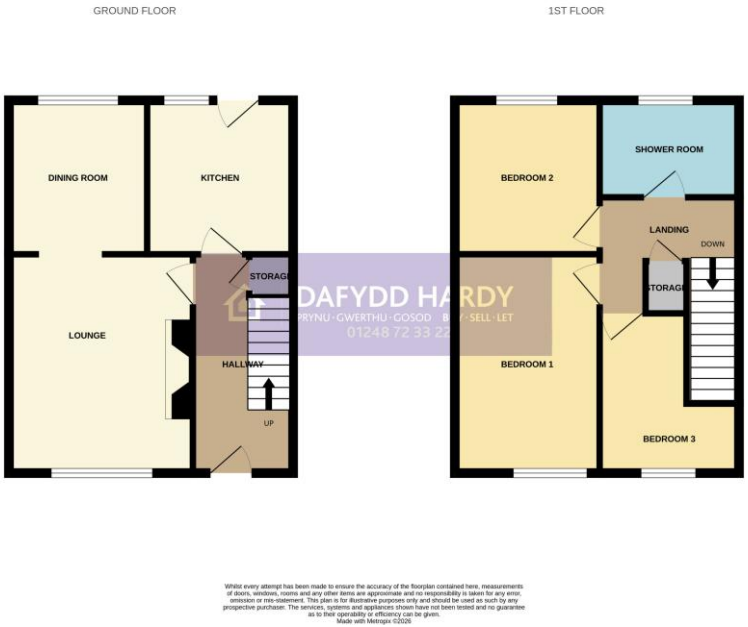
Located at the end of a quiet Cul de Sac, on the outskirts of the university city of Bangor, this traditional Semi Detached home has all the space you will need for a growing family. The tastefully decorated accommodation briefly consists of a welcoming Hallway that features a wide staircase with a glass balustrade. To the side is a light and spacious Lounge, complete with a Media Wall and a wall mounted electric fire place. Off the Lounge is a separate Dining Room with a laminated wood floor and views of the rear garden. Completing the ground floor is modern Kitchen that is fitted with a range of cashmere coloured base and wall units, topped with a wood effect work surface and equipped with a gas cooker with an over head extractor as well as a washing machine connection. Upstairs off a central Landing are 3 Bedrooms, made up of a light and spacious Double Bedroom and 2 Single Bedrooms. All are served by a stylish, fully tiled Shower Room that is fitted with a white suite and a large walk in shower. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside at the front is an open paved patio, whilst to the rear is an enclosed garden area with a patio and access along the side. So if you are looking for a first time buy that is ready for you to move straight into, then be sure to put number 14 Allt Dewi at the very top of your viewing list.

Directions

From our Bangor office take the main road out of Bangor towards Caernarfon. After passing under the railway bridge take the right hand side exit at the mini roundabout. Continue along Penchwintan Road then take the second turning on your right into Allt Dewi. Number 14 will be on your left at the end of the Cul de Sac.
What3words reference…degree.charging.auctioned

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: C. See EPC report for full information.













Entrance Hall	
Lounge	*3.41m x 4.07m (11'2" x 13'4") Max*
Kitchen	*2.71m x 2.86m (8'11" x 9'5")*
Dining Room	*2.56m x 2.86m (8'5" x 9'5")*
Landing	
Bedroom 1	*2.68m x 4.07m (8'10" x 13'4")*
Bedroom 2	*2.68m x 2.86m (8'10" x 9'5")*
Bedroom 3	*2.58m x 2.97m (8'6" x 9'9") Max*
Shower Room	*2.58m x 1.80m (8'6" x 5'11")*

- Well Presented Semi Detached Family Home
- End Of Cul De Sac Location
- Spacious Lounge
- Modern Fully Fitted Kitchen
- Separate Dining Room
- 3 Bedrooms
- Stylish Shower Room
- Gas Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden






Disclaimer
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