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



Ael Y Garth, Glynne Road, Bangor, Gwynedd LL57 1AH

Offers Over: £230,000

EPC Rating: D

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Summary

Conveniently located for all the amenities Bangor has to offer and just a few short steps to the playpark and the swimming pool, this beautifully presented and well maintained Semi Detached home is just perfect for all the family. The tastefully presented accommodation briefly consists of a welcoming Hallway with a light and spacious Lounge to the side. This comfortable room has a large bay window and a central electric fire with a polished granite surround and hearth. Further along the Hall is a large Kitchen area, fitted with a range of cream coloured base and wall units, topped with a wood effect work surface and is equipped with an electric oven and hob. At the end of the Hall is a ground floor shower room with a white Wc suite as well as a washing machine connection point. Upstairs on the first floor, off a central Landing are 3 Bedrooms, made up of 2 Double Bedrooms and a smaller Single Bedroom All served by a fully tiled Bathroom with a white bath suite. Adjacent is an additional tiled WC with white suite. On the second floor is an additional Double Bedroom with a laminated wood floor and a fitted wash basin. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside at the front is a valuable off road parking area, whilst to the rear is an enclosed garden area with a wooden garden store. We highly recommend you book a viewing soon to fully appreciate this delightful family home in a most convenient location.

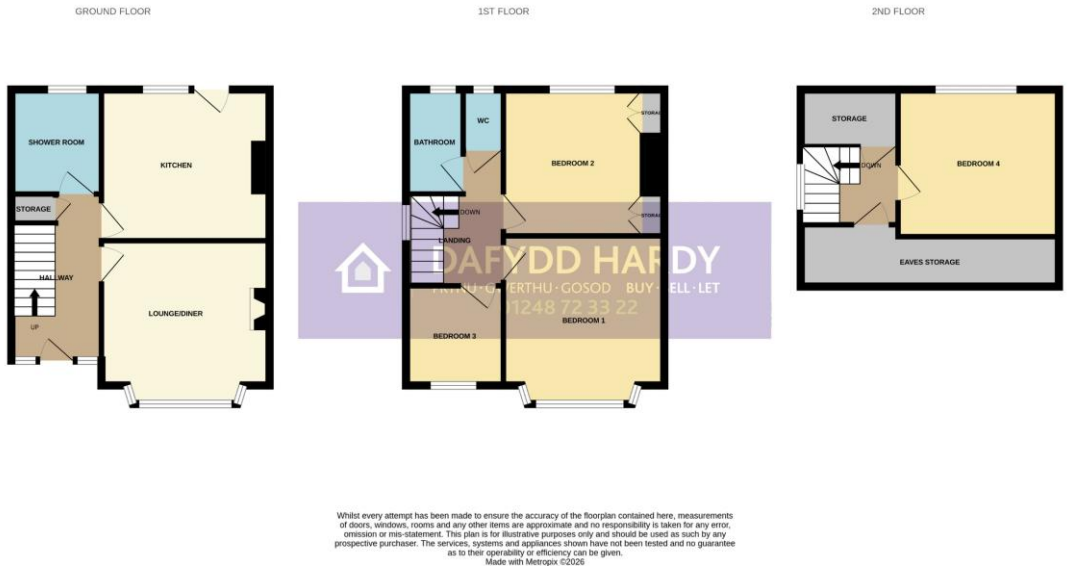
Directions

From our Bangor Office proceed along Deiniol Road towards Hirael Bay, then turn right onto Glynne Road. Continue up the hill and Ael y Garth will be on your left, just after the junction with Orme Road.

What3words reference…softest.truffles.obeyed

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.

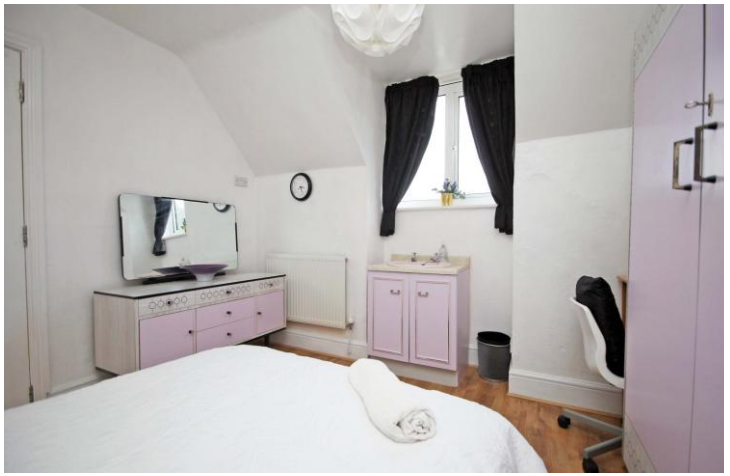












Entrance Hall	
Lounge/Diner	*3.69m x 3.59m (12'1" x 11'9") max dimensions*
Kitchen	*3.69m x 3.32m (12'1" x 10'11") max dimensions*
Shower Room	*1.98m x 2.30m (6'6" x 7'7")*
First Floor Landing	
Bedroom 1	*3.53m x 3.69m (11'7" x 12'1") max dimensions*
Bedroom 2	*3.06m x 3.22m (10' x 10'7") max dimensions*
Bedroom 3	*2.14m x 2.19m (7' x 7'2") max dimensions*
Bathroom	*1.25m x 2.29m (4'1" x 7'6")*
Wc	*0.88m x 1.34m (2'11" x 4'5")*
Second Floor Landing	
Bedroom 4	*3.53m x 3.23m (11'7" x 10'7") max dimensions*

- Well Presented Semi Detached Family Home
- Close To The City Centre
- Spacious Hallway
- Light & Airy Lounge/Diner
- Modern Kitchen
- 4 Bedrooms
- Fully Tiled Bathroom & Ground Floor Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Viewing Highly Recommended






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