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17 Penlon Gardens, Bangor, Gwynedd LL57 1AQ

Asking Price: £250,000

EPC Rating: To be confirmed

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Summary

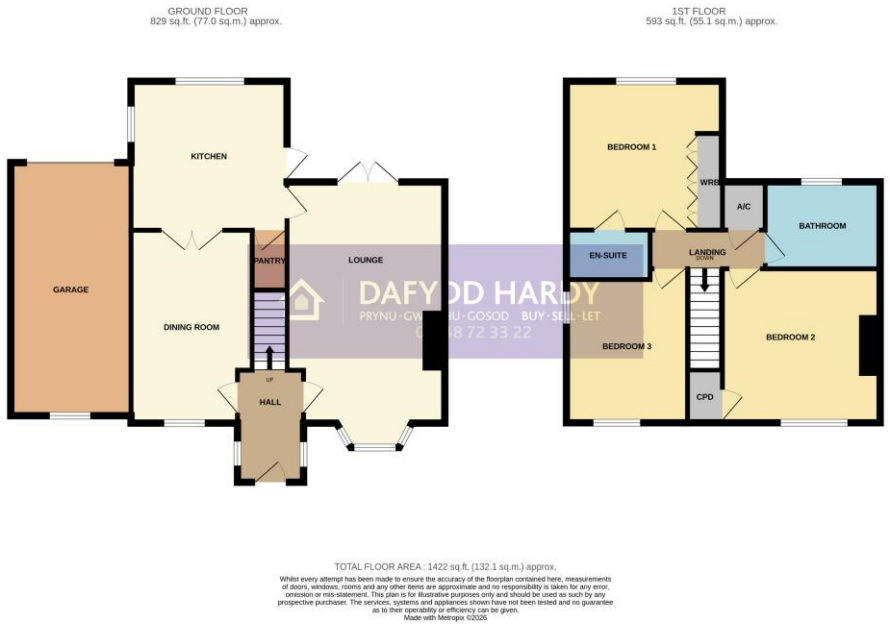
A most appealing, spacious and well presented Semi Detached Family Residence situated just a short distance from the city centre and ideally placed for High Street shops, amenities, the main public transport hub and scenic seafront. Complementing the interior are manageable gardens front and rear, off road parking and a decent sized Garage. The property offers 2 spacious reception rooms with the lounge enjoying a light and bright dual aspect with bay window and the dining room having dual doors opening through to a generous kitchen. 3 decent sized bedrooms reside on the first floor served by a modern fully tiled 3 piece suite bathroom with the rearmost bedroom having an en-suite shower room. This bedroom also enjoys far reaching views to include the sea and coastline of Anglesey. Externally, to the front is a spacious enclosed lawned garden. To the rear is a paved patio with steps leading down to a separate enclosed lawn. The off road parking area is sufficient for at least 2 vehicles. The spacious garage has a roller shutter door and power/light. The property comes fitted with uPVC double glazing and gas central heating.

Nearby is Bangor's High Street which is unique in being the longest High Street in Wales, boasting a clock tower at its heart. Also the Hirael area is close to the seafront and pier. Bangor is a thriving city boasting a good choice of schools, a general hospital, 18 hole golf course and a wide variety of well known and local retail outlets within the city centre including out of town retail parks. The eye-catching Pontio arts and culture centre offers a diverse cultural experience. The A55 expressway is just a short drive away allowing easy access to the beautiful Isle of Anglesey and stunning Eryri/Snowdonia National Park.

Directions

From our Bangor office, follow the one-way system along the High Street, bearing right at the traffic lights towards the train station. Keeping to the right, bear right onto Deiniol Road and continue past the Pontio Arts Centre and onwards onto Garth Road taking the turning on your right into Glynne Road and continue onwards bearing left on to the High Street. Follow the road for approximately 200 yards where you'll find Penlon Gardens on your left. No.17 is immediately on your right as you enter the estate.

https://what3words.com/performs.interview.spurned



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 B.

Energy Performance Rating

The property has the following EPC rating: To be confirmed. See EPC report for full information.













Entrance Hall	
Lounge	*3.90m x 6.57m (12'10" x 21'7") Max: into bay.*
Dining Room	*3.00m x 4.76m (9'10" x 15'7") Max dimensions.*
Kitchen	*3.80m x 3.68m (12'6" x 12'1")*
Landing	
Bedroom 1	*3.82m x 3.68m (12'6" x 12'1") Max: into wardrobe.*
En-suite	
Bedroom 2	*3.92m x 3.83m (12'10" x 12'7")*
Bedroom 3	*3.07m x 3.54m (10'1" x 11'7")*
Bathroom	*2.81m x 2.09m (9'3" x 6'10")*
Garage	*2.97m x 6.26m (9'9" x 20'6")*

Agents Note

There is a new housing development being built in the vicinity.

- Appealing Semi Detached Family House
- Well Presented Accommodation Throughout
- 3 Bedrooms, En-suite & Bathroom
- 2 Generous Reception Rooms & Kitchen
- uPVC Double Glazing & Gas Central Heating
- Off Road Parking & Spacious Garage
- Paved Patio Seating Area & Separate Lawn
- Fine Views From Rearmost Bedroom
- Convenient For City Centre Amenities
- Internal Viewing Highly Recommended






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