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8 Tabernacle Terrace, Bethesda, Bangor, Gwynedd LL57 3BB

Asking Price: £110,000

EPC Rating: E

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Summary

Considered an excellent purchase for the first time buyer is this extended End Terrace Period House, situated centrally within the village and therefore conveniently placed for village amenities, schools and A5 for quick and easy commuting into Bangor and the Eryri/Snowdonia National Park. The property offers a lounge featuring an open fireplace leading through to a dining room, again fitted with an open fireplace. The kitchen is of a reasonable size plus there's the advantage of a dedicated utility room and WC. 2 bedrooms reside on the first floor served by a bathroom fitted with a modern 3 piece suite with shower over bath and vinyl clad walls. The property will now require some additional modernising work and attention to the general décor and presentation. Externally, to the front is a compact shrubbery garden area. To the rear is an enclosed yard with steps leading to the main garden which features a host of mature plants and shrubs. A gateway opens through to the main public car park. The property comes fitted with uPVC double glazing and Economy 7 storage heating.

The village of Bethesda is situated on the historic A5 thoroughfare, a village established on the back of the Penrhyn slate quarry. Bethesda borders the beautiful Eryri/Snowdonia National Park and is surrounded by magnificent countryside including the higher mountain ranges and the stunning Nant Francon Valley. A good range of amenities can be found within the village with two major village stores as well as a number of independent traders, eateries and pubs, schools and numerous leisure facilities. The nearest main shopping destination is the city of Bangor approximately 6 miles distant with national rail links. The A55 expressway is only some 3 miles distant which ensures quick and easy access to the northern coastal attractions and the Isle of Anglesey.

Directions

From our Bangor office, follow the A5 out of the city heading in the direction of Betws-y-Coed/Bethesda. On reaching Bethesda, proceed into the centre of the village turning left by Caffi Seren Café into Penybryn Road. You'll see Tabernacle Terrace just a few yards along on your left hand side where No.8 is located furthestmost from the roadside.

<https://what3words.com/premises.digit.undertone>



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Economy 7 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: E. See EPC report for full information.



Entrance Hall**Lounge**

3.32m x 3.74m (10'11" x 12'3") *Max dimensions.*

Dining Room

3.95m x 2.42m (13' x 7'11")

Kitchen

2.70m x 3.90m (8'10" x 12'10") *Max: L-shaped room.*

Utility Room

1.82m x 1.49m (6' x 4'11") *Max dimensions.*

WC**Landing****Bedroom 1**

4.28m x 3.53m (14'1" x 11'7") *Max dimensions.*

Bedroom 2

2.33m x 2.82m (7'8" x 9'3") *Max dimensions.*

Bathroom

1.59m x 1.71m (5'3" x 5'7")

- Extended End Terrace Period House
- 2 Bedrooms & 2 Reception Rooms
- Lounge & Dining Room With Open Fireplaces
- Kitchen & Useful Utility With WC
- Will Require A Degree Of Modernising & TLC
- uPVC Double Glazing & Economy 7 Heating
- Rear Yard & Raised Mature Rear Garden
- Highly Convenient For Village Amenities
- Perfect Purchase For The First Time Buyer
- Internal Viewing Highly Recommended

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