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193 Caernarfon Road, Bangor, Gwynedd, LL57 4LW

Asking Price: £120,000

EPC Rating: F

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Summary

An End Terrace Period House situated in a convenient position on Caernarfon Road ideally placed for city centre amenities, the train station and out of town retail park. The accommodation as a whole will require modernising and upgrading work. The property offers a generous lounge/dining room with a dual aspect and feature bay window. Also within this room are 2 fitted gas fireplaces. The kitchen is also of a reasonable size. On the first floor is a large main bedroom and a spacious landing/study with stairs leading up to a useful attic room. Externally, to the front is a raised forecourt garden with plants and shrubs. To the rear is a tiered garden with a timber garden shed. The property comes fitted with uPVC double glazing to the front elevation and uPVC single glazing to the rear elevation. Whilst there are gas fires on the ground floor, there is no central heating. Bangor offers a good choice of well-known shopping outlets, numerous supermarkets and a range of useful services, restaurants, public houses and eateries. Bangor is a busy city with a large student population and offers many attractions such as the eye-catching 'Pontio' arts centre, a Victorian pier and 18 hole golf course. There's a mainline railway station and easy access to the A55 expressway.

Directions

From our Bangor office, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge. Proceed straight on at the first mini-roundabout and on passing the church on your right the road starts to bend left where the property can be found on your left hand side, the first house in the terrace.

<https://what3words.com/saved.evoked.tunes>

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

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 C.

Energy Performance Rating

The property has the following EPC rating: F. See EPC report for full information.

Agents Note

Please note that the property is in the process of going through probate, therefore a sale cannot complete until the probate is complete.



Entrance Hall**Lounge/Dining Room** 3.90m x 7.50m (12'10" x 24'7") *Max: into bay.***Kitchen** 2.27m x 4.36m (7'5" x 14'4") *Max dimensions.***Landing/Study** 3.71m x 2.51m (12'2" x 8'3") *Max dimensions.***Bedroom** 4.09m x 3.72m (13'5" x 12'2") *Max dimensions.***Bathroom** 2.27m x 2.79m (7'5" x 9'2")**Attic Room** 4.01m x 3.68m (13'2" x 12'1") *Max dimensions.*

- End Terrace Period Residence
- 1 Bedroom, Landing/Study & Attic Room
- Sizeable Lounge/Dining Room With Bay Window
- uPVC Double Glazing To Front Elevation
- 2 Fitted Gas Fires To Main Reception Room
- Will Require Modernising & Upgrading
- Ideal Project As A First Time Buy
- Tiered Rear Garden With Shed
- Convenient For City Centre Amenities

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