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13 Coetmor Mount, Bethesda, Bangor, Gwynedd, LL57 3NL

Asking Price: £250,000

EPC Rating: C

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Summary

Located within the popular village of Bethesda and only a short walk away from the Leisure Centre and the secondary School, this well presented Mid Terrace Home is set over 4 floors and is a great opportunity for you and your family. The tastefully decorated accommodation briefly consists of a welcoming Entrance Hall that features a chequered tiled floor and leads to a generous size Lounge with a polished wood floor and a large open fireplace with a decorative wooden surround. Adjacent to the Lounge is a standard size Double Bedroom. An additional Double Bedroom is located on the first floor as well as within the loft space. All are served by a stylish Bathroom that is fitted with a freestanding Bath tub with an over bath shower unit as well as a white Wc suite. The main Living area is located in the basement and has an open plan design that incorporates a Kitchen/Diner and a spacious sitting room with an impressive stone inglenook fireplace, complete with a cast iron log burner. The Kitchen is fitted with a range of sage green coloured units, topped with a solid wood work surface and is equipped with an electric cooker point. A useful utility room is off the sitting room as is a modern part tiled Shower Room. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside to the rear you will find a large stone flagged patio and an enclosed lawn garden where you can sit back and admire the beautiful view of the surrounding mountains of Eryri. We highly recommend you book a viewing soon to be the first to fully appreciate this delightful home in a most convenient location.

Directions

From our Bangor office, follow the A5 in the direction of Betws y Coed, On reaching Bethesda, proceed to the village centre and turn left up the hill, signposted for the Leisure Centre. At the crossroads turn right and follow the road towards the school where number 13 is located within the terrace of houses opposite.

What3words reference...pancake.state.scrapped

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 vendor currently pays business rates as a holiday let.

Energy Performance Rating

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



Entrance Hall

Lounge 4.45m x 3.64m (14'7" x 11'11") *Max*

Bedroom 3.11m x 2.69m (10'2" x 8'10")

First Floor

Bedroom 2 3.62m x 3.64m (11'11" x 11'11") *Max*

Bathroom 4.45m x 1.94m (14'7" x 6'4")

Second Floor

Loft Room 4.45m x 4.13m (14'7" x 13'7") *Max*

Storage**Lower Ground Floor**

Lounge 4.26m x 4.36m (14' x 14'4") *Max*

Kitchen 4.26m x 3.38m (14' x 11'1")

Shower Room 2.07m x 2.53m (6'9" x 8'4") *Max*

Utility Room 2.19m x 2.53m (7'2" x 8'4")

- Spacious Mid Terrace Family Home
- Beautiful Mountainous Views
- Many Original Features
- Set Over 4 floors
- 2 Large Reception Rooms
- Modern Open Plan Kitchen/Lounge
- 3 Double Bedrooms
- Stylish Bathroom & Separate Shower Room
- Extensive Rear Garden & Patio
- Gas Central Heating & uPVC Double Glazing

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