



DAFYDD HARDY

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10 Llwybr Y Gwynt, Penrhosgarnedd, Bangor, Gwynedd LL57 2QH

Asking Price: £410,000

EPC Rating: B

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Summary

Set on a popular residential development close to the hospital, this well-presented, detached four/five-bedroom family home presents a great opportunity for those looking for a larger property in a convenient location. Built within the last few years, it has been fitted with the up-to-date features you would expect from a modern family home. The tastefully presented accommodation briefly consists of a welcoming entrance hall with a high-quality LVT wood-effect floor that continues through to a light and spacious lounge at the side. This comfortable room has a central open fireplace and a wide bay window that overlooks the front garden. To the rear of the property is a beautifully appointed kitchen/diner that is fitted with dual tone, white and limed wood-effect base and wall units, topped with a stone effect work surface. The kitchen is also equipped with an eye-level electric double oven, a gas hob and an integrated fridge/freezer and dishwasher. The spacious dining area features wide patio doors opening onto the rear garden, extending the entertaining space when friends and family visit. Off the kitchen is a good size utility room with matching units, a washing machine point and a useful WC. Completing the ground floor a former single garage has been converted into a spacious playroom/office that could easily become a 5th bedroom. Upstairs, off a spacious landing, are a further 4 bedrooms, made up of 3 double rooms and a single room, with two double bedrooms fitted with a built-in wardrobes. The master bedroom has an en suite shower room. All are served by a modern bathroom that features a white bathroom suite and an over bath shower unit. The property has a mains gas central heating system as well as uPVC double glazing throughout. In addition, there is also a set of solar panels on the roof that supplement the electricity supply through a large storage battery. Outside at the front is a manageable-sized lawned garden with a mature evergreen hedge, a tarmac driveway that provides valuable off-road parking for 2 vehicles and a shared pathway to the side. To the rear is a generously sized, enclosed lawned garden with a large stone-flagged patio and a soft ground, child's play area. We highly recommend you book a viewing soon to fully appreciate this spacious family home in a highly sought-after location.

Directions

From our Bangor office, proceed to Penrhosgarnedd. At the Ysbyty Gwynedd roundabout take the 2nd exit, continuing through Penrhosgarnedd. After passing through the residential area, at the next roundabout take the first exit into the new housing development. Follow the road through the estate and turn left onto Llwybr y Gwynt, where number 10 will be on your left.

What3words reference...strickers.rods.strength



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metapix ©2020

Services

We are informed by the seller that the property benefits from mains water, gas, electricity and drainage. The Ofcom checker suggests that broadband/fibre services are available and that outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has not tested 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 F.

Energy Performance Rating: The property has the following EPC rating: B. See EPC report for full information.

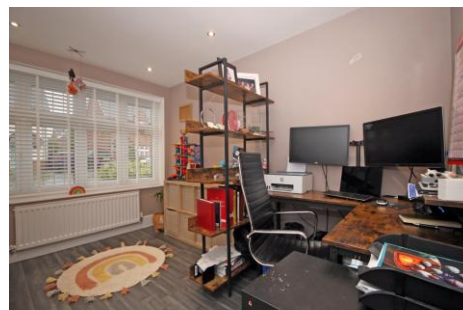
Agents Note

We have been informed by the vendor that there are covenants imposed by the title, for further information, please contact the office. We have also been informed that building regulations approval has not yet been completed in relation to the garage conversion, the owners are currently following this up.



Entrance Hall**Lounge** 3.50m x 5.30m (11'6" x 17'5") *max dimensions***Kitchen/Diner** 6.02m x 4.20m (19'9" x 13'9") *max dimensions***Playroom/Bedroom 5** 2.63m x 5.04m (8'8" x 16'6") *max dimensions***Utility Room** 1.73m x 2.30m (5'8" x 7'7")**Wc** 1.73m x 0.97m (5'8" x 3'2")**First Floor Landing****Bedroom 1** 3.62m x 4.66m (11'11" x 15'3") *max dimensions***En-Suite** 1.63m x 1.29m (5'4" x 4'3")**Bedroom 2** 2.63m x 4.58m (8'8" x 15') *max dimensions***Bedroom 3** 3.21m x 3.50m (10'6" x 11'6") *max dimensions***Bedroom 4** 2.63m x 3.14m (8'8" x 10'4") *max dimensions***Bathroom** 2.03m x 2.42m (6'8" x 7'11") *max dimensions*

- Modern Detached Family Home
- Popular Residential Location
- Generously Sized Living Room
- Stylish Fully Fitted Kitchen/Diner
- 4-5 Bedrooms
- Family Bathroom & 1 En-Suite Shower Room
- Off-Road Parking For 2 Vehicles
- Large, Enclosed Rear Garden & Patio
- Mains Gas Central Heating & uPVC Double Glazing
- Solar Panels & Storage Battery

**Disclaimer**

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