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Sea View, Treborth Road, Bangor, Gwynedd, LL57 2RJ

Asking Price: £495,000

EPC Rating: C

Sea View, Treborth Road, Bangor, Gwynedd, LL57 2RJ

Summary

Situated in a most desirable location along Treborth Road on the periphery of Bangor, being just a short walk from the historic Menai suspension bridge and scenic Menai Strait is this substantial modern Detached Residence which has been adapted and converted into 3 Self-Contained Apartments. This exclusive location is made all the more appealing for easy access to the Isle of Anglesey, the University City of Bangor, the A55 Expressway and the Eryri/Snowdonia National Park. Two of the apartments are located on the ground floor, both with separate entrances (1 bedroom apiece) with the third apartment taking up the entire first floor, offering 4 bedrooms. Whilst the current layout is slightly unconventional for the type of property, it does however offer versatility and a flexible approach to the accommodation depending on your circumstances and/or preferences. With some modification, the property could be returned into one complete dwelling, thereby appealing to a large family or perhaps one of the apartments (or both) could be retained for a dependent relative and a holiday let (subject to the usual planning consents). For a brief overview of the current layout, please consult the floorplan but in summary the two ground floor apartments differ somewhat whereby one has a separate kitchen, the other incorporating the kitchen within the living room. The first floor apartment is most impressive with generously proportioned rooms throughout and highly practical too, having en-suite facilities to 3 of the bedrooms plus a family bathroom. The principal bedroom comes fitted with comprehensive wardrobes and a stylish contemporary en-suite. The dual aspect lounge is particularly generous and features a real flame gas fire whilst just off the dining area is a welcome balcony. The modern kitchen features quartz worksurfaces, a large range oven, microwave oven, dishwasher and fridge/freezer.

Externally, the property is approached along a sloping tarmacadam driveway offering ample off road parking leading to a generous Detached Garage to the rear, the garage having a remote controlled door and WC. Alongside the driveway is a neatly arranged lawn with mature plants and shrubs. The principal garden resides to the far side of the property and consists of a steeply sloped lawned garden and a private decked patio alongside a generous greenhouse. The property comes fitted with uPVC double glazing and gas central heating.

A comprehensive range of services is available in Bangor including a wide selection of supermarkets, High Street shops and banks and out-of-town retail parks and businesses. Across the water on Anglesey is a Waitrose at Menai Bridge which is also home to several 'boutique' shops and restaurants. On the educational front there are several primary and secondary schools in the area such as the well-known Rydal and the renowned university in Bangor. Sporting activities are also well catered for with a number of golf courses along the coast, a motor racing circuit on Anglesey and excellent sailing on the Menai Strait, there being yacht clubs at Beaumaris and Deganwy. Indeed the area is a popular holiday destination with its scenic coastline and numerous sandy beaches. The area benefits from excellent road communications being within just under 1 mile from the A55, allowing convenient travel to all of the major areas throughout the North West and Anglesey. For further afield, there is the advantage of a daily rail service from Bangor to London Euston and a ferry service from Holyhead to Dun Laoghaire.



Ground Floor – Flat 1



Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping left, follow Holyhead Road (A5) past Morrison's and onward in the direction of Menai Bridge. On reaching the roundabout by the suspension bridge, take the first exit signposted Caernarfon. Follow this road for approximately 0.3 mile where you'll find the property on your left hand side. <https://what3words.com/cork.barrel.narrowest>

Services: We are informed by the seller this property benefits from Mains Water, Gas and Electricity. Private 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

Flat 1 is council tax band A.

Flat 2 is council tax band A.

Sea View is council tax band E.

Energy Performance Rating

Flat 1 has the following EPC rating: C. See EPC report for full information.

Flat 2 has the following EPC rating: C. See EPC report for full information.

Sea View has the following EPC rating: C. See EPC report for full information.

Ground Floor – Flat 2



Sea View (First Floor)



Sea View – First Floor

Lounge	4.17m x 8.79m (13'8" x 28'10") Max dimensions.
Dining Room	2.75m x 3.64m (9' x 11'11")
Kitchen	4.20m x 3.64m (13'9" x 11'11")
Inner Hall	
Utility Room	2.28m x 2.68m (7'6" x 8'10")
Bedroom 1	5.13m x 3.36m (16'10" x 11') Max: into wardrobes.
En-suite	1.74m x 3.13m (5'9" x 10'3")
Bedroom 2	3.33m x 4.25m (10'11" x 13'11")
En-suite	
Bedroom 3	3.34m x 2.59m (10'11" x 8'6") Max: into wardrobe.
En-suite	
Bedroom 4	2.31m x 4.24m (7'7" x 13'11")
Bathroom	2.23m x 2.41m (7'4" x 7'11")
Detached Garage with WC	5.87m x 5.32m (19'3" x 17'5") Max dimensions.

Ground Floor

Apartment 1

Entrance Hall	
Lounge/Dining Room	4.15m x 5.34m (13'7" x 17'6") Max dimensions.
Kitchen	3.18m x 1.80m (10'5" x 5'11")
Bedroom	3.18m x 4.15m (10'5" x 13'7") Max dimensions.
Shower Room	

Apartment 2

Entrance Hall	
Living Room/Kitchen	3.17m x 5.65m (10'5" x 18'6")
Bedroom	3.18m x 3.47m (10'5" x 11'5")
Shower Room	

- Substantial Modern Detached Family Residence
- Situated In A Most Desirable Edge Of City Location
- Currently Arranged As 3 Self-Contained Apartments
- 2x 1 Bedroomed Apartments To Ground Floor
- 4 Bedrooms, 3 En-suites & Bathroom To First Floor Apartment
- uPVC Double Glazing & Gas Central Heating
- Gardens, Driveway, Ample Parking & Detached Garage
- Ideally Placed For Bangor, Anglesey & A55 Expressway
- Certainly A Versatile Home Offering Many Possibilities
- Could Be Converted Back Into One Large Dwelling



Disclaimer

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