



DAFYDD HARDY

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47 Belmont Road, Bangor, Gwynedd, LL57 2HY

Offers Over: £290,000

EPC Rating: D

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Summary

Located between Bangor city centre and Ysbyty Gwynedd, this spacious Semi Detached house is conveniently located for all the local shops and amenities that are available within Bangor, everything you'll need is pretty much on your doorstep including the University Campus, primary school and a choice of secondary schools. The well presented and tastefully decorated accommodation briefly comprises of a welcoming Entrance Hall that is fitted with a vinyl, wood effect floor covering and a painted wooden stairs to the 1st floor. A useful ground floor Wc is located under the stairs. Off the Hallway is a light and spacious "open Plan" Lounge/Diner with a dual aspect that includes a large bay window and a set of sliding patio doors to the rear garden. Both rooms have a modern stainless steel fireplace and a wood effect laminated wood floor that continues through to the open Kitchen area. The generous size Kitchen area is fitted with a range of cream coloured base and wall units, topped with a wood effect work surface and is also equipped with an eye level electric oven with a gas hob and an integrated fridge, freezer and dishwasher. Upstairs off a central Landing are 3 Bedrooms made up of 2 generous size Double Bedrooms, the larger benefitting from a fitted wardrobe, and a smaller Single Bedroom. All are served by a stylish, fully tiled Bathroom that is fitted with a white bath suite with an over bath shower unit and a chrome heated towel rail. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside to the front is an open driveway with ample space to park 3 vehicles, whilst to the side is a Single Garage. To the rear, accessed from both the Dining area and the Kitchen is a spacious, stone flagged patio and an elevated lawn garden. Enjoying a south facing aspect this delightful enclosed space captures the sunshine for most of the day. So if you are looking for a larger home, that's ready for you to move straight into, we highly recommend you book a viewing soon to be the first to fully appreciate this great opportunity in a most convenient location.

Directions

From our Bangor office, proceed along the High Street towards the train station. Continue along Caernarfon Road, passing under the railway bridge. At the mini roundabout take the 2nd exit into Penchwintan Road, follow the road up the hill and at the mini roundabout take the 2nd exit to the right onto Belmont Road. Number 47 will be on your left, opposite the junction for Belmont Avenue.

What3words reference...browsers.many.kitchen

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 property is council tax band D.

Energy Performance Rating

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



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 as to their speciality or efficiency can be given.



Conveniently located in a highly sought after residential area, this beautifully presented, 3 Bedroom Semi Detached family home is ideally placed for a choice of secondary schools as well as Ysbyty Gwynedd and the University.

Entrance Hall

Wc 0.85m x 1.17m (2'9" x 3'10")

Lounge/Diner 3.61m x 8.00m (11'10" x 26'3") max dimensions

Kitchen 1.89m x 4.61m (6'2" x 15'1") max dimensions

First Floor Landing

Bedroom 1 3.06m x 3.87m (10' x 12'8") max dimensions

Bedroom 2 3.13m x 3.43m (10'3" x 11'3") max dimensions

Bedroom 3 2.37m x 2.40m (7'9" x 7'10")

Bathroom 1.89m x 1.84m (6'2" x 6')

Garage 3.34m x 5.95m (10'11" x 19'6")

- Semi Detached Family Home
- Popular Residential Area
- Beautifully Presented Throughout
- 3 Bedrooms
- Modern Open Plan Lounge/Diner
- Stylish Fully Fitted Kitchen
- Gas Central Heating & uPVC Double Glazing
- Single Garage & Off Road Parking For 2-3 Vehicles
- Enclosed Rear Garden With A Patio
- Within Walking Distance of Secondary Schools



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