DAFYDD HARDY
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12 The Crescent, Bangor, Gwynedd, LL57 2AA

Asking Price: £185,000

EPC Rating: E

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Summary

As locations go, they don't get much closer to the University than Number 13 College Road. With all the university facilities right on your doorstep it's an ideal base for all students. Set over 4 floors, in a traditional terrace of town houses this Grade II Listed substantial property has many original features and briefly consists of a welcoming Hallway with a 2 Double Bedrooms on the Ground as well as a Shower room. A further 2 more Double Bedrooms are on the 1st floor with an additional Bedroom located within the Loft space. The main Living area is located in the Basement and features an open plan Kitchen/Lounge/Diner with a storage room, utility room and a useful Wc. Outside to the rear is an enclosed yard with access to the service alleyway. So if you are looking for an investment property to take advantage of the thriving student market, book a viewing soon.

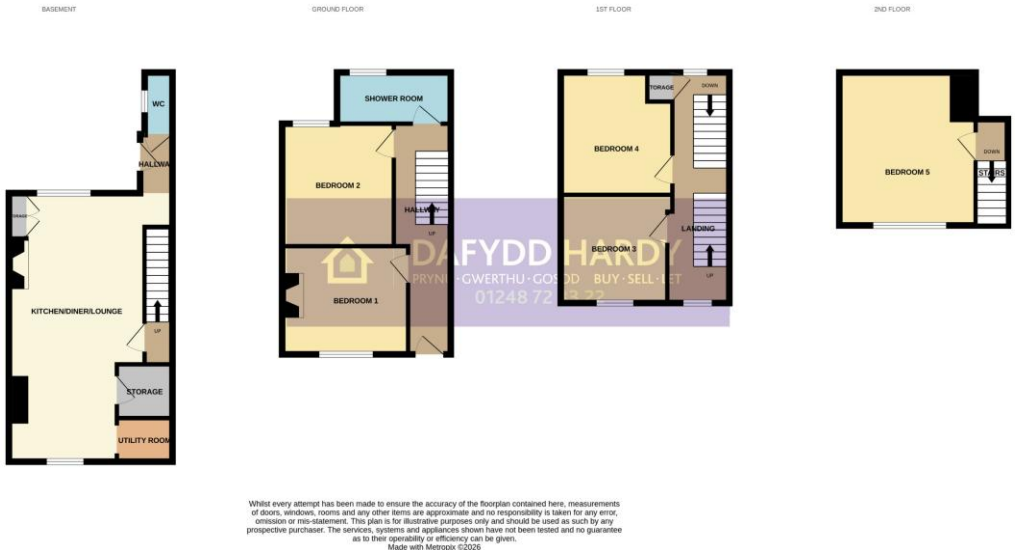
Directions

From our Bangor office follow the road to the traffic lights by the railway station. Pass the station and continue up Holyhead Road passing the Morrison's supermarket on your right. At the mini roundabout take the second exit, continuing along Holyhead Road. Take the first left immediately after the Mikes Bites café and no 12 will be on your right.

What3words reference…fillings.toasters.gloves

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 C.

Energy Performance Rating

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

Agents Note

We have been informed by the vendor that the property benefits from right of way over the rear alleyway which provides access to the rear.

Located close to the University, in a popular area of upper Bangor, this traditional 4 storey Town House is a perfect opportunity if you are looking for a rental investment.

Entrance Hall	
Bedroom 1	*3.45m x 2.95m (11'4" x 9'8") max dimensions*
Bedroom 2	*3.06m x 3.34m (10' x 10'11")*
Shower Room	*3.11m x 1.40m (10'2" x 4'7")*
Lower Ground Floor	
Wc	*0.76m x 1.68m (2'6" x 5'6")*
Kitchen/Diner/Lounge	*4.47m x 7.32m (14'8" x 24') max dimensions*
Utility Area	*1.52m x 1.19m (5' x 3'11")*
First Floor Landing	
Bedroom 3	*3.05m x 2.95m (10' x 9'8")*
Bedroom 4	*3.05m x 3.34m (10' x 10'11") max dimensions*
Second Floor Landing	
Bedroom 5	*3.73m x 4.17m (12'3" x 13'8") max dimensions*

- Traditional Mid Terrace Grade II Listed Town House
- Great Location Close To The University
- Set Over 4 Floors
- Previously Registered As A 5 Bedroom HMO
- Fully Fitted Kitchen/Lounge
- Shower Room & Wc
- Mostly uPVC Double Glazed
- Gas Fired Central Heating
- Enclosed Rear Yard
- Viewing Highly Recommended

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