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12 Bryn Ogwen, Bangor, Gwynedd LL57 2DX

Asking Price: £225,000

EPC Rating: C

12 Bryn Ogwen, Bangor, Gwynedd LL57 2DX

Summary

Set in a highly sought after location, close to the hospital and the A55 this delightful Mid Terrace family home has recently been refurbished to an extremely high standard and is ready for you to move straight into. The tastefully presented accommodation briefly consists of a welcoming Entrance Hall that leads into a light and spacious Lounge that is fitted with laminate flooring that continues through to the Kitchen/Diner. The generous size Kitchen is fitted with a range of sage green coloured base units, topped with a light grey work surface and is also equipped with a brand new electric oven, hob and extractor hood, as well as having space for a fridge and washing machine with a connection point. The kitchen also benefits from a new modern grey decorative tall radiator. Beyond the Kitchen is a good size Double Bedroom and a stylish Shower Room with a double "walk in" shower and a white Wc suite. Upstairs off a central Landing are 3 more Bedrooms, made up of 2 generous size Double Bedrooms and a smaller Single Bedroom. All are served by a modern, fully clad panelled Bathroom that is fitted with a white bath suite. The property is also fitted with a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside to the front is a manageable size lawn garden with a long concrete pathway to the front door. A large communal, off road parking area is immediately in front of the house. To the rear is a much smaller lawn garden with a rear access to the service alleyway. With such close proximity to the Hospital and the A55, we highly recommend you book a viewing soon to fully appreciate this great opportunity in a highly sought after location. Advantage of no onward chain.

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 at the next mini roundabout take the 1st exit and follow the road to Penrhosgarnedd. After passing the school going towards the Hospital, Bryn Ogwen will be on your left and number 12 is to the middle of the terrace.

What3words reference...jumbled.homeward.congas



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: C. See EPC report for full information.



Recently refurbished to a very high standard, this spacious Mid Terrace family home offers 4 Bedrooms with a stylish Kitchen and a generous size Lounge. With close proximity to the Hospital and the A55, it's a perfect location too. Advantage of no onward chain.

Entrance Hall

Lounge 4.14m x 3.62m (13'7" x 11'11") max dimensions

Kitchen 4.45m x 3.02m (14'7" x 9'11") max dimensions

Shower Room 1.93m x 2.25m (6'4" x 7'5")

Bedroom 1 2.97m x 3.18m (9'9" x 10'5")

First Floor Landing

Bedroom 2 3.07m x 3.62m (10'1" x 11'11") max dimensions

Bedroom 3 3.25m x 3.02m (10'8" x 9'11") max dimensions

Bedroom 4 2.33m x 2.70m (7'8" x 8'10")

Bathroom 1.80m x 1.96m (5'11" x 6'5")

- Spacious Mid Terrace Family Home
- Highly Sought After Location
- Newly Refurbished Throughout
- Generous Size Lounge
- Modern Fully Fitted Kitchen
- 4 Bedrooms (1 Ground Floor)
- Spacious Bathroom & Stylish Shower Room
- Gas Central Heating & uPVC Double Glazing
- Manageable Size Front & Rear Garden
- Viewing Highly Recommended
- Advantage Of No Onward Chain



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