



DAFYDD HARDY

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223 Caernarfon Road, Bangor, Gwynedd LL57 4SB

Asking Price: £130,000

EPC Rating: C

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Summary

Offering generous and versatile accommodation in a highly convenient location, this attractive mid-terrace period home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as investors seeking to enter or expand their portfolio in Bangor's established rental market. Situated along the popular Caernarfon Road district, the property is ideally placed for Bangor city centre amenities, local schools, the train station and university. Ysbyty Gwynedd, one of the area's major employers, is also within approximately a mile, with a regular bus service providing convenient access. The location has proved particularly appealing to tenants, with the property having enjoyed a long history of rental demand over more than two decades. The well-proportioned accommodation comprises a welcoming lounge, a versatile ground-floor bedroom/home office and a kitchen. To the first floor are two further bedrooms, including a main bedroom with en-suite facilities, together with a separate three-piece family bathroom. The flexible layout offers three-bedroom accommodation, making the property equally suitable for owner-occupiers and investors. The property has been modernised and offers an opportunity for further upgrading, allowing a new owner to add their own style and potentially enhance its future appeal. Externally, there is an enclosed rear patio/yard with gated access to the rear service lane. Additional benefits include uPVC double glazing, a timber front door, an aluminium rear door and gas central heating. Offered for sale with no onward chain, this versatile three-bedroom property combines a convenient location, flexible living space and exciting potential. Whether you are looking for a home of your own or an investment with a proven rental history, this is an opportunity well worth viewing.

Directions

From our Bangor office, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge. Proceed straight over the first mini roundabout and on reaching the next mini roundabout the property can be found on your left hand side just beyond the Union Inn and next to the Chinese takeaway.

<https://what3words.com/crab.squaring.tuxedos>



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.



A Spacious Three-Bedroom Period Home – Ideal for First-Time Buyers and Investors Alike!

Entrance Hall	
Bedroom 3/Home Office	2.74m x 2.80m (9' x 9'2") <i>Max dimensions.</i>
Lounge	3.80m x 3.48m (12'6" x 11'5") <i>Max dimensions.</i>
Kitchen	2.89m x 2.72m (9'6" x 8'11")
Landing	
Bedroom 1	3.82m x 2.78m (12'6" x 9'1") <i>Max dimensions.</i>
En-suite	
Bedroom 2	2.86m x 2.71m (9'5" x 8'11") <i>Max dimensions.</i>
Bathroom	2.28m x 2.48m (7'6" x 8'2") <i>Max dimensions.</i>

- Mid Terrace Period House
- 3 Bedrooms, En-suite & Bathroom
- Spacious Lounge & Kitchen
- Double Glazing & Gas Central Heating
- Enclosed Patio/Yard To Rear
- Perfect Location For City Centre Amenities
- Requires Some Further Modernising
- Perfect For The First Time Buyer



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