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Fleurbay, Cyttir Lane, Bangor, Gwynedd, LL57 4DA

Asking Price: £295,000

EPC Rating: D

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Summary

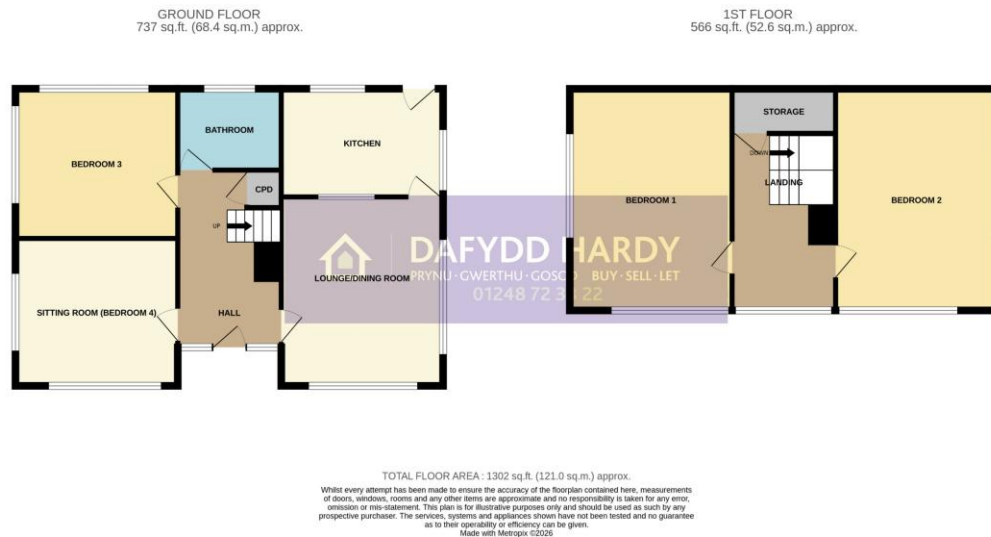
Situated on the periphery of the city of Bangor yet perfectly placed for easy access to the A55 expressway, out-of-town retail parks and supermarkets is this most spacious Detached Dormer Style Residence, enjoying an open countryside view whilst backing onto woodland. The property is ideally suited to a family and offers a flexible layout and generously proportioned rooms throughout. The interior has recently been decorated plus it's had the fitment of brand new carpets to the majority of rooms and, whilst the property will require a degree of modernising (especially so the kitchen), it offers much potential and exciting possibilities to truly make it your own. All rooms feature large windows and a dual aspect with the lounge featuring an open fireplace (will require re-commissioning). There are 2 bedrooms apiece to each floor (4 in total) which provides scope for one to be used as an additional reception room if so desired. A modern fully tiled bathroom 3 piece suite resides on the ground floor. Externally, to the front is a twin gated driveway and gravelled off road parking area. The garden is primarily laid to lawn and there's a wide selection of mature plants, shrubs and trees. Beyond the parking area is a useful outbuilding with 2 garden stores. To the rear is a generous sloping woodland. The property comes predominantly fitted with uPVC double glazing and oil central heating.

Bangor offers a good choice of well-known shopping outlets, numerous supermarkets and a range of useful services, restaurants, public houses and eateries. Bangor is a busy city with a large student population and offers many attractions such as the eye-catching 'Pontio' arts centre, a Victorian pier, 18 hole golf course and swimming baths. The proximity of the A55 Expressway affords easy access to the Eryri/Snowdonia National Park, the Isle of Anglesey and the port town of Holyhead.

Directions

From our Bangor office, follow signs for Caernarfon along the A4087 (Caernarfon Road). On reaching the roundabout by Tesco's supermarket, take the first exit and then turn immediately left and follow this road passing beneath the A55 expressway (Cyttir Lane) continuing onwards for approximately 450 yards where you'll find the property on your left hand side, immediately before a carpet warehouse.

<https://what3words.com/measures.cluttered.ozone>



Services

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

Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Oil 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 F.

Energy Performance Rating

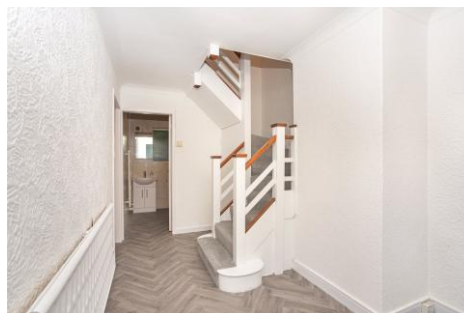
The property has the following EPC rating: D. See EPC report for full information.



An excellent choice as a family home – a spacious 3-4 Bedroomed Detached Dormer Style Residence, enjoying an open countryside view whilst backing onto woodland. Recently fitted new carpets. Some additional modernising required. Viewing essential to appreciate.

Entrance Hall	
Lounge/Dining Room	3.80m x 4.46m (12'6" x 14'8")
Kitchen	3.81m x 2.55m (12'6" x 8'4")
Sitting Room (Bedroom 4)	3.84m x 3.48m (12'7" x 11'5")
Bedroom 3	3.84m x 3.54m (12'7" x 11'7")
Bathroom	2.44m x 1.92m (8' x 6'4")
Landing	
Bedroom 1	3.81m x 5.24m (12'6" x 17'2")
Bedroom 2	3.82m x 5.22m (12'6" x 17'2")

- Most Spacious Detached Dormer Style Residence
- 3-4 Bedrooms & Modern Bathroom
- Open Fireplace To Lounge (Re-commissioning Required)
- Predominantly uPVC Double Glazed
- Oil Fired Central Heating System
- New Carpets To Majority Of Rooms
- Will Require A Degree Of Modernising
- Manageable Garden, Off Road Parking & Stores
- Mature Woodland Located To Rear
- Pleasant Out Of Town Location
- Convenient For A55 & City Amenities



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