



DAFYDD HARDY

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90 Penchwintan Road, Bangor, Gwynedd, LL57 2YF

Asking Price: £225,000

EPC Rating: E

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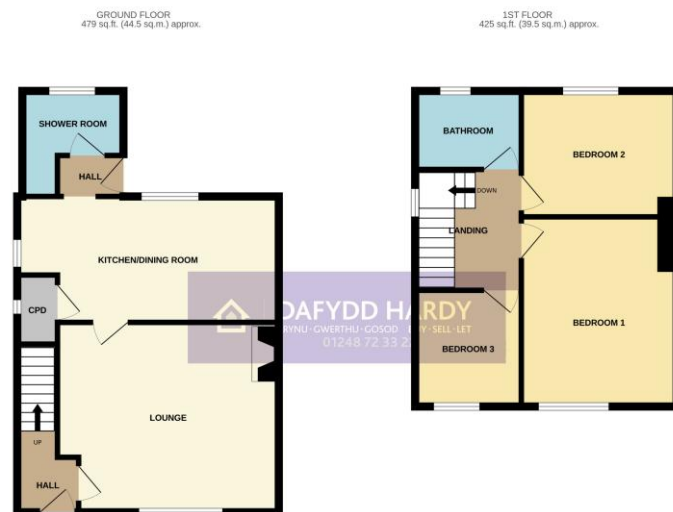
Summary

An excellent choice as a family home is this spacious and modernised Semi Detached Residence, situated in a sought after and convenient location on Penchwintan Road, being ideally located for easy access to nearby schools, the university, general hospital and city centre amenities within Bangor. The property offers a generous lounge featuring the comforts of a wood burning stove, the kitchen has plenty of room for dining purposes and there's also a modern shower room on the ground floor. 3 bedrooms reside on the first floor served by a 3 piece bathroom with shower over bath. Externally, to the front is a slate gravelled off road parking area with a wide pathway to the side leading to the garden to the rear. Much of the garden is concreted, there's a small vegetable plot and garden shed. The property comes fitted with uPVC double glazing and gas central heating. Penchwintan Road is a sought area within the university city of Bangor, being close to primary and secondary schools and within easy reach of the city centre, general hospital and university. Bangor is a busy city with a large student population and offers many attractions such as a the Pontio arts and culture centre and Victorian pier. The High Street and out of town retail parks offers a wide choice of well-known outlets, alongside numerous supermarkets and a choice of cafés, restaurants and public houses. The A55 expressway, which links Chester and Holyhead is a short drive away offering easy access to the beautiful Isle of Anglesey, the stunning Eryri/Snowdonia National Park and the eastbound North Wales coastal resorts.

Directions

From our Bangor office, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge. At the first mini-roundabout, take the second exit onto Penchwintan Road and continue on this road for approximately 300 yards turning left into the semi-circular cul-de-sac where you'll find the property located centrally on your left side.

<https://what3words.com/bandwagon.worry.wheels>



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error. Information is not intended to be used for any purpose other than as a guide only. This plan is for illustration purposes only and should be used as a guide only. Information is not intended to be used for any purpose other than as a guide only.

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.



Situated in a convenient and popular area of Bangor is this spacious and modernised 3 Bedroomed Semi Detached House, being ideally place for city centre amenities. Comes with wood burning stove, bathroom facilities on both floors, a manageable garden and parking.

Entrance Hall

Lounge 4.74m x 4.17m (15'7" x 13'8") Max dimensions.

Kitchen/Dining Room 5.75m x 2.76m (18'10" x 9'1") Max dimensions.

Rear Hall

Shower Room 2.24m x 2.32m (7'4" x 7'7") Max: L-shaped room.

Landing

Bedroom 1 3.36m x 4.19m (11' x 13'9") Max dimensions.

Bedroom 2 3.36m x 2.82m (11' x 9'3")

Bedroom 3 2.28m x 2.56m (7'6" x 8'5")

Bathroom 2.25m x 1.76m (7'5" x 5'9")

- Semi Detached Family Residence
- Tastefully Modernised & Well Presented
- 3 Bedrooms, Bathroom & Shower Room
- Generous Lounge With Wood Burning Stove
- Sizeable Kitchen/Dining Room
- uPVC Double Glazing & Gas Central Heating
- Manageable Gardens & Off Road Parking
- Popular Location Close To Schools & Amenities
- Internal Viewing Highly Recommended



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