

DAFYDD HARDY
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10 Y Bae, Bangor, Gwynedd LL57 2SZ

Asking Price: £140,000

EPC Rating: B

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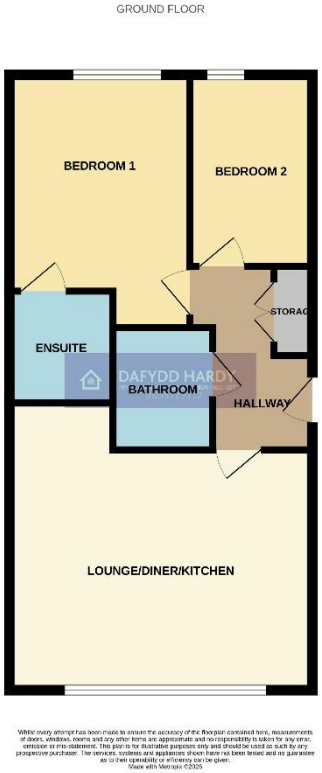
Summary

Located within a large modern housing development, close to the Menai Strait and within walking distance of the city centre, this spacious ground floor apartment is a great opportunity for someone who is looking for either a first time buy or downsizing from a larger property. The well proportioned accommodation briefly consists of a welcoming Entrance Hall with all the rooms leading off it. To the front is a light and spacious Living area with a fully fitted Kitchen, Dining area and a generous size Lounge. The Kitchen is fitted with arrange of cream coloured base and wall units, topped with a wood effect work surface and is also equipped with an electric oven and hob as well as a washing machine connection point. At the rear are 2 Bedrooms, made up of 1 good size Double Bedroom with an en suite Shower Room, and a smaller Single Bedroom. Both are served by a part tiled Bathroom that is fitted with a white Bath suite. The property has a mains Gas Central Heating system as well as uPVC Double Glazing to keep you warm during those colder months. Outside at the front of the property is a communal block paved off road parking area of which 1 space is allocated to number 10. We highly recommend you book a viewing soon to fully appreciate this spacious apartment in a highly desirable location, close to the seafront.

Directions

From our Bangor Office take the main road out of Bangor towards Llandegai. At the end of Garth Road bear right then take the 1st exit at the mini roundabout into Y Bae. Take the first left and number 10 will be on your left.

What3words reference…constants.jingles.crimson



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 Leasehold on a 150 year lease from 1st January 2013, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Ground Rent: Approx. £200 per annum.
Service Charge: Approx. £1,423.84 per annum.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

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













If you are looking for a first time buy or a more centrally located home, this 2 Bedroom, Ground Floor apartment is just perfect, with both the seafront and the city centre just a short walk away.

Entrance Hall	
Lounge/Kitchen/Diner	*5.16m x 4.90m (16'11" x 16'1") max dimensions*
Bedroom 1	*3.08m x 4.31m (10'1" x 14'2") max dimensions*
En-Suite	*1.77m x 1.91m (5'10" x 6'3") max dimensions*
Bedroom 2	*2.08m x 3.27m (6'10" x 10'9") max dimensions*
Bathroom	*1.70m x 2.08m (5'7" x 6'10") max dimensions*

- Modern Ground Floor Apartment
- Located Close To The Sea Front
- Generous Size Open Plan Living Space
- Fully Fitted Kitchen
- Modern Bathroom & En Suite Shower
- 2 Bedrooms
- Block Paved Allocated Off Road Parking
- Gas Central Heating
- uPVC Double Glazing Throughout
- Viewing Highly Recommended






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