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22 Belmont Street, Bangor, Gwynedd LL57 2YU

Asking Price: £150,000

EPC Rating: D

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Summary

Located in a popular residential area, close to the City centre, this traditional red brick, Mid Terrace home is a perfect choice if you are looking to take your first steps onto the property ladder or are looking for a rental investment. The traditional layout comprises of a small Entrance Hall that leads straight into the light and spacious Lounge, featuring 2 brick fireplaces and a wood effect ceramic tile floor. To the rear is a light and spacious Kitchen with a range of grey coloured units, topped with a wood effect work surface that also incorporates a breakfast bar. The Kitchen is also equipped with an electric oven and a gas hob. Completing the ground floor is a long, walk in storage cupboard. Upstairs are 2 Double Bedrooms, with the master Bedroom, beautifully fitted with wood cladding and a vaulted ceiling with a ladder up to the open attic space. Both are served by a stylish Shower Room that features a large walk in shower and a carved sink unit. The property has a mains gas Central heating system as well as wood framed Double Glazing throughout. Outside to the rear is a delightful paved garden area with a beautiful seating area and access to the service alleyway. We strongly advise you to book a viewing soon as there's no doubt there is going to be a lot of interest in this well presented home.

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, after just a short distance turn right onto Euston Road then at the top of the hill turn right. Follow the road around to the left into Orme Terrace, then bare left onto Belmont Street where number 22 will be on your left.

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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 B.

Energy Performance Rating

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









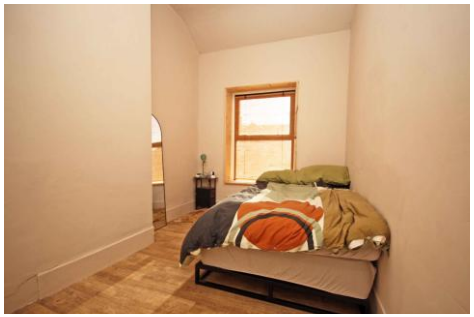




Within walking distance of the town centre, shops and schools, this traditional red brick, Mid Terrace home offers a spacious Living area, stylish kitchen and a unique Double Bedroom with a vaulted Ceiling.

Entrance Hall	
Lounge/Diner	*3.82m x 7.23m (12'6" x 23'9") max dimensions*
Kitchen	*2.46m x 4.45m (8'1" x 14'7")*
First Floor Landing	
Bedroom 1	*4.63m x 3.50m (15'2" x 11'6") max dimensions*
Bedroom 2	*2.65m x 3.83m (8'8" x 12'7") max dimensions*
Shower Room	*1.98m x 2.69m (6'6" x 8'10")*
Mezzanine	*4.63m x 2.63m (15'2" x 8'8") max dimensions*

- Conveniently Located Mid Terrace House
- Ideal Investment Opportunity
- Well Presented Throughout
- Generous Size Lounge/Dining Room
- Stylish Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- uPVC Double Glazing & Gas Central Heating
- Delightful Rear Garden
- Viewing Recommended






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