

233 Caernarfon Road, Bangor, Gwynedd, LL57 4SB

Asking Price: £130,000

EPC Rating: D

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Summary

Located on the main Caernarfon Road, on the edge of the university city of Bangor, this 3 Bedroom Mid Terrace house is an ideal first time buy or as an investment to take advantage of the vibrant student rental market. The extended lay out briefly consists of a small Entrance Hall that leads through to a generous size “open plan” Lounge/Diner. Beyond the dining area is a light and spacious Kitchen that features a ceramic tiled floor with a range of light wood base and wall units, topped with a contrasting black work surface. The Kitchen is also equipped with a gas oven and hob as well as patio doors to the rear garden area. Upstairs on the first floor are 3 Bedrooms, made up of 2 Double Bedrooms and a smaller Single Bedroom. The property has a mains gas Central Heating system in place as well as uPVC Double Glazing. Outside to the rear, accessed from the Kitchen, is an enclosed decked patio with an attached garden store to the side. We highly recommend you book a viewing soon to appreciate the true potential this property has to offer.

Directions

From Bangor proceed in the direction to Caernarfon, pass under the railway bridge and proceed along the A4087 onto Caernarfon Road. Take the first exit at the mini roundabout onto Caernarfon Road. Follow the road to the next mini roundabout and continue straight across, after a short distance number 233 will be on your left.

What3words reference…slopes.span.spine



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: D. See EPC report for full information.













Conveniently located for everything the city of Bangor has to offer, this 3 bedroom, Mid Terrace house will make a great first time buy or a rental investment.

Entrance Hall	
Lounge	*3.29m x 3.32m (10'10" x 10'11") max dimensions*
Dining Room	*4.21m x 2.83m (13'10" x 9'3") max dimensions*
Kitchen	*3.41m x 1.96m (11'2" x 6'5") max dimensions*
Lobby	
Bathroom	*1.87m x 1.63m (6'2" x 5'4") max dimensions*
First Floor Landing	
Bedroom 1	*3.83m x 3.04m (12'7" x 10') max dimensions*
Bedroom 2	*2.31m x 3.11m (7'7" x 10'2") max dimensions*
Bedroom 3	*1.89m x 2.21m (6'2" x 7'3") max dimensions*

- Traditional Mid Terrace Property
- 1st Time Buy Or Rental Investment
- Spacious Open Plan Lounge/Diner
- Fully Fitted Modern Kitchen
- 3 Bedrooms
- Ground Floor Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Wood Decked Rear Patio
- Viewing recommended






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