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**24 Nant Cottages, Minffordd, Bangor, Gwynedd, LL57 4DR**

Asking Price: £155,000

EPC Rating: B

# 24 Nant Cottages, Minffordd, Bangor, Gwynedd, LL57 4DR

## Summary

Prepare to be pleasantly surprised by this charming End Terrace Cottage, situated in a pleasing setting in the rural community of Minffordd, surrounded by countryside yet positioned just minutes away from the city centre of Bangor, making this a popular choice for those wishing to enjoy a little rural tranquillity without being too far off the beaten track. It's definitely a house which offers far more than initial appearances suggest. The property has been enlarged in the past, offering comfortable accommodation and has been tastefully modernised whilst displaying much originality and character. The appealing living room offers an open dual aspect and features a fireplace housing a wood burning stove and there's a dining room and modern kitchen located on the lower ground floor, the kitchen having solid wood work surfaces and Belfast sink. The fully tiled bathroom with 3 piece suite (shower over bath) is situated on the ground floor whilst 2 bedrooms reside on the first floor, the rearmost bedroom having built-in wardrobe and cupboards. The property benefitted from the installation of an air source/solar central heating system in 2023 and comes fitted with uPVC double glazing throughout. Externally, to the front and just off the roadside is a private off road parking area. Gated access leads through to a lawned garden with paved seating area and a dedicated wood store. To the rear is a further enclosed patio garden with access to a pathway across the rear of the terrace.

Lying in the rural hamlet of Minffordd, the property is ideally situated for the university city of Bangor, with the city centre approximately 1½ miles distant with out-of-town shops along Caernarfon Road just ½ mile away plus the convenience of a mainline rail service and the A55 Expressway. Bangor also offers numerous schools, further education facilities, arts and culture centre, general hospital, Victorian pier and golf course.

## Directions

From our Bangor office, proceed south along the A4087 Caernarfon Road through the traffic lights and under the railway bridge up to the first mini-roundabout. Take the first exit and continue to the next mini-roundabout by the Union Public House and turn left. Continue up the hill and on reaching the top of the hill, take the first turning on your right and follow the road into Minffordd. Continue up the hill and onwards for approximately 100 yards where you'll find the property at the end of the terrace on your right hand side, set back from the road.

**https://what3words.com/durations.quality.tonsils**




## Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

## Heating

Air source/solar central heating system. 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: B. See EPC report for full information.













***All the delights of a traditional cottage situated in a pleasant setting on the edge of the city of Bangor. Accommodation laid over 3 floors with a charming yet tastefully modernised interior. Off road parking, garden and modern air source/solar heating. Viewing considered essential.***

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|---|---|
| **GROUND FLOOR** | |
| **Living Room** | *3.65m x 5.60m (12' x 18'4") Max dimensions.* |
| **Bathroom** | *2.23m x 2.00m (7'4" x 6'7")* |
| **LOWER GROUND FLOOR** | |
| **Dining Room** | *3.36m x 2.27m (11' x 7'5")* |
| **Kitchen** | *3.31m x 2.04m (10'10" x 6'8")* |
| **FIRST FLOOR** | |
| **Bedroom 1** | *2.58m x 3.08m (8'6" x 10'1")* |
| **Bedroom 2** | *3.43m x 2.39m (11'3" x 7'10") Max: into wardrobe.* |

- Appealing Period End Terrace Cottage
- Extended 3 Storey Accommodation
- Offers Much Originality & Character
- Modernised & Well-Presented
- 2 Bedrooms & 2 Reception Rooms
- Dual Aspect Living Room With Wood Burner
- uPVC Double Glazing & Air Source/Solar Heating
- Lawned Garden, Patio's & Off Road Parking
- Pleasant Sought After Semi-Rural Setting
- Convenient For City Amenities & A55 Expressway






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