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4 Bryn Llwyd, Bangor, Gwynedd, LL57 4SW

Asking Price: £190,000

EPC Rating: To be confirmed

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Summary

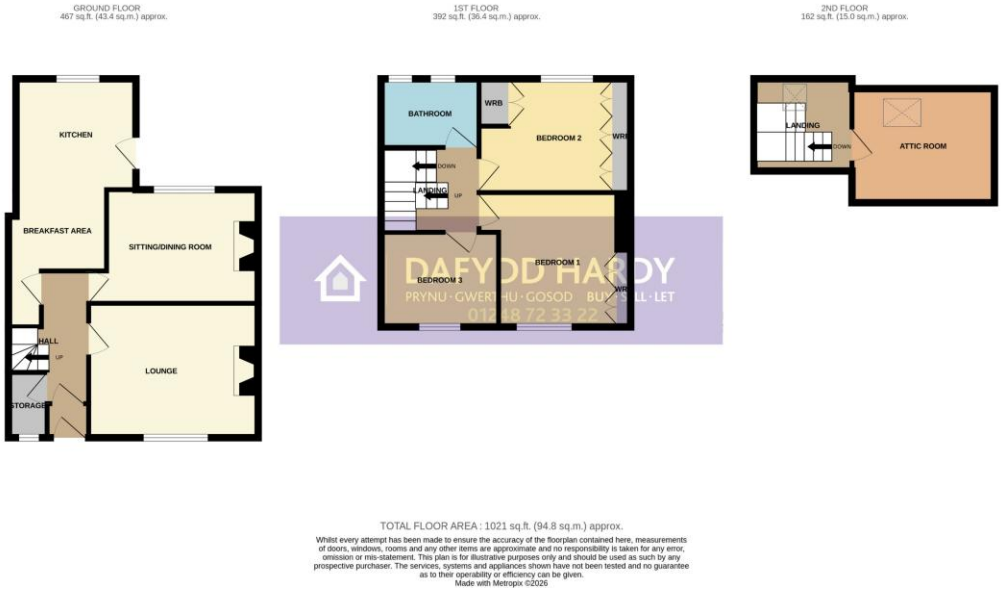
A spacious, modernised and well-presented family sized Mid Terrace House situated in a popular established residential setting, centrally positioned within the university city of Bangor and perfectly placed for city amenities, schools, general hospital and A55 expressway. The property offers 2 reception rooms both fitted with real flame gas fireplaces whilst the kitchen has a built-in double oven, hob and fridge/freezer plus a separate breakfast area. 3 reasonably sized bedrooms reside on the first floor served by a fully tiled 3 piece suite bathroom with electric shower over bath. The 2 larger bedrooms feature built-in wardrobes. A further flight of stairs from the landing leads to a most useful and welcome attic room complete with storage to the eaves. Externally, to the front is a decent sized low maintenance paved/gravelled garden. To the rear is a further low maintenance garden with a twin gated space for the private parking of 1 small vehicle. Also within the garden is a useful outbuilding/store which comes fitted with power/light and uPVC double glazing, offering potential as a work-from-home office. The property comes fitted with uPVC double glazing and gas central heating.

Bangor offers a good choice of well-known shopping outlets, numerous supermarkets and a range of useful services, restaurants, public houses and eateries. Bangor is a busy city with a large student population and offers many attractions such as the eye-catching 'Pontio' arts centre, a Victorian pier, 18 hole golf course, bowling green, cricket and football clubs plus leisure/fitness centres and swimming pool. The proximity of the A55 Expressway affords easy access to the Eryri/Snowdonia National Park and the Isle of Anglesey.

Directions

From our Bangor office, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge onto Caernarfon Road. Proceed straight over three roundabouts and passing Home Bargains on your left, take the next turning on your right. Take the next turning on your right where you'll find the property just a short distance along on your left hand side.

https://what3words.com/wiring.conquests.effort



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: To be confirmed. See EPC report for full information.













Looking for a family home in the centre of Bangor with all amenities close to hand? If so, this is definitely worth putting on your viewing list. Offers 3 bedrooms, 2 reception rooms and a useful attic room. Gardens, parking and useable outbuilding.

Entrance Hall	
Lounge	*4.13m x 3.28m (13'7" x 10'9")*
Sitting/Dining Room	*3.70m x 2.77m (12'2" x 9'1")*
Breakfast Kitchen	*2.92m x 4.69m (9'7" x 15'5") Max dimensions.*
Landing	
Bedroom 1	*3.25m x 3.27m (10'8" x 10'9") Max: into wardrobe.*
Bedroom 2	*3.36m x 2.79m (11' x 9'2") Max: into wardrobe.*
Bedroom 3	*2.87m x 2.31m (9'5" x 7'7")*
Bathroom	*2.35m x 1.67m (7'9" x 5'6")*
Attic Room	*3.43m x 2.78m (11'3" x 9'1")*
Outbuilding	*3.03m x 2.19m (9'11" x 7'2") Max dimensions.*

- Family Sized Mid Terrace House
- Modernised & Well-Presented Throughout
- 3 Bedrooms, Useful Attic Room & Bathroom
- 2 Reception Rooms & Breakfast Kitchen
- Real Flame Gas Fires To Both Reception Rooms
- uPVC Double Glazing & Gas Central Heating
- Low Maintenance Gardens, Parking & Outbuilding
- Highly Convenient Location For City Amenities
- Popular Established Residential Setting
- Viewing Essential To Fully Appreciate







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