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**32 Bryn Llwyd, Bangor, Gwynedd, LL57 4SW**

Asking Price: £160,000

EPC Rating: To be confirmed

# 32 Bryn Llwyd, Bangor, Gwynedd, LL57 4SW

## Summary

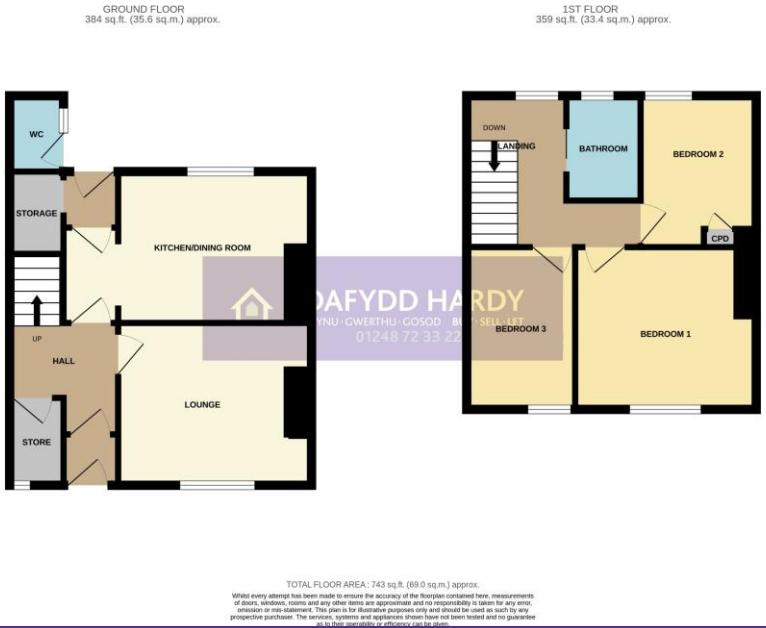
An excellent blank canvas and therefore perfect for you to make it your own is this well-presented Mid Terrace House situated in an established residential setting just off the popular Caernarfon Road area of Bangor, ideally placed for city amenities and easy access to the A55 expressway. The property offers a lounge with real flame gas fire and there's room within the kitchen for dining. Also on the ground floor is a useful store just off the entrance hall and a storage area beneath the stairs. 3 bedrooms reside on the first floor served by a compact 3 piece suite bathroom. Externally, to the front is an enclosed low maintenance gravelled garden. To the rear is a timber decked seating area, outside WC, a paved patio style garden, off road parking for one vehicle and timber garden shed. The interior is spartan and would profit from a degree of modernising. The property comes fitted with uPVC double glazing (with the exception of the rear door) 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 past Home Bargains store on your left, continuing for a further 180 yards or so where the property can be found on your right hand side, a short distance before reaching Coed Mawr Road.

**https://what3words.com/built.dads.unguarded**




## 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.













***This appealing 3 Bedroomed Mid Terrace House will require some modernising but what an exciting opportunity! Comes with off road parking and low maintenance gardens front and rear. Perfect for city amenities, schools and A55 expressway.***

| | |
|---|---|
| **Entrance Hall** | |
| **Lounge** | *3.74m x 3.13m (12'3" x 10'3")* |
| **Kitchen/Dining Room** | *4.19m x 2.93m (13'9" x 9'7") Max dimensions.* |
| **Landing** | |
| **Bedroom 1** | *3.49m x 3.13m (11'5" x 10'3")* |
| **Bedroom 2** | *2.23m x 2.92m (7'4" x 9'7") Max dimensions.* |
| **Bedroom 3** | *2.09m x 3.17m (6'10" x 10'5")* |
| **Bathroom** | *1.43m x 1.99m (4'8" x 6'6")* |

- Mid Terrace Family Residence
- Lounge With Real Flame Gas Fire
- Kitchen/Dining Room & Store
- 3 Bedrooms & 3 Piece Suite Bathroom
- uPVC Double Glazing & Gas Central Heating
- Low Maintenance Gardens Front & Rear
- Off Road Parking For One Vehicle
- Will Require Some Modernising Work
- Convenient Location For City Amenities






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