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Trewern, Craig Y Don Road, Bangor, Gwynedd, LL57 2BG

Asking Price: £650,000

EPC Rating: C

Trewern, Craig Y Don Road, Bangor, Gwynedd, LL57 2BG

Summary

Dating from 1882 and looking rather handsome with its striking red brick elevations and architectural detail, Trewern is a substantial three storey detached period residence situated in a particularly appealing and sought after location on the edge of Bangor and yet conveniently within easy reach of city centre amenities, including supermarkets, national rail links and the principal university building. Trewern sits within its own private landscaped garden grounds, providing an appealing haven from the general hustle and bustle with a good proportion of the garden enjoying a westerly aspect and perfect for catching any available afternoon sunshine. The position also affords views of the Isle of Anglesey and the nearby coastline – especially so from the uppermost level. This fine dwelling has been in the careful ownership of its present custodians for well over 20 years now where they have carefully and sympathetically modernised the interior, preserving its appealing and essential period detail and heritage, something which is evident throughout - it's certainly pleasing on the eye. So let's take a leisurely stroll through the accommodation. From the fitting Gothic style entrance you're greeted with twin stained glass/leaded doors opening to a welcoming entrance hall with its Minton tiled floor and attractive panelled ceiling (there's a useful WC and wash handbasin tucked away beneath the stairs) leading to all the principal reception rooms. Firstly, there's the appealing snug with its high coved ceiling and picture rail and its oblique bay window. Secondly, the sizeable sitting room with its high ceiling and bay window making the best of its proportions plus there's a focal real flame gas fire place too. The dining room retains its original tiled floor plus there's a useful utility just off whilst the kitchen features quality fitted units topped off with solid granite work surfaces plus there a modern range cooker and integrated fridge. This room also enjoys the benefits of a stable type door. Moving to the first floor, three generous bedrooms are provided, each with their own unique appeal with the main bedroom noted again for its bay window and picture rail and dual aspect with the second bedroom also noted for its bright and airy dual aspect. Also on this level is a fully tiled family bathroom fitted with a four piece suite plus shower plus an additional modern shower room. The second floor is equally accommodating with a further three decent sized bedrooms plus a useful study served by a bathroom and separate WC. This is the floor which ultimately provides the best views. The property comes fitted with timber double glazing and gas central heating supplemented with a rooftop solar panel array. A further advantage is the installation of an air circulating system, something which is particularly useful in an older style property. Externally, the property is approached via a wide gated paved driveway for the provision of off road parking leading directly to a most useful attached store/workshop. The principal garden to the front consists primarily of lawn with an eclectic mix of mature plants, shrubs and trees, many of which are unusual adding much interest, colour and form throughout the seasons. Tucked away in the corner is a purpose made semi-circular seating area which is ideally positioned to catch the sun. A wide paved pathway leads to the rear courtyard style garden where an original lean-to outbuilding has been converted into a timber lined sauna with separate steam room and WC. Steps lead up from the courtyard to a further paved patio garden, again enjoying a mix of mature shrubs and trees.

The property is ideally located away from the general hustle and bustle yet is just minutes from the city centre, making for a great combination in terms of convenience and desirability. Bangor offers a good range of High Street shops, retail parks, supermarkets and mainline railway station. The mountains of Eryri/Snowdonia can easily be reached from this locality what with the A55 just a short drive away also allowing access to the Isle of Anglesey and the coastal towns, beaches and attractions. Bangor offers a lively cultural experience with its striking 'Pontio' cultural art and music centre plus there's the rarity of a Victorian pier.

Directions

From our Bangor office, proceed towards the train station heading in the direction of Upper Bangor along Holyhead Road. Carry straight on at the Morrison's mini-roundabout and after a further 150 yards, turn right into College Road. Take the next turning on your left into Craig Y Don Road (one way) and follow the road almost to the next junction where you'll find the property on your right hand side.

https://what3words.com/wove.daffodils.marked



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 F.

Energy Performance Rating

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













A substantial and most handsome three storey detached period residence situated in a particularly appealing and sought after location on the edge of the university city of Bangor. Dating from 1882, this fine residence retains its period appeal while enjoying mature landscaped gardens.

Storm Porch	
Entrance Hall	*2.69m x 3.50m (8'10" x 11'6") Max dimensions.*
WC	
Sitting Room	*5.05m x 5.81m (16'7" x 19'1") Max dimensions.*
Snug	*3.71m x 3.60m (12'2" x 11'10")*
Dining Room	*3.92m x 3.63m (12'10" x 11'11") Max dimensions.*
Kitchen	*4.05m x 2.60m (13'3" x 8'6")*
Utility Room	*2.67m x 1.13m (8'9" x 3'8")*
Landing	
Bedroom 1	*4.98m x 5.50m (16'4" x 18'1") Max dimensions.*
Bedroom 2	*3.75m x 3.63m (12'4" x 11'11")*
Bedroom 3	*3.90m x 3.73m (12'10" x 12'3") Max: into wardrobe.*
Shower Room	
Family Bathroom	*4.05m x 2.61m (13'3" x 8'7")*
Second Floor Landing	
Bedroom 4	*4.01m x 3.47m (13'2" x 11'5") Max dimensions.*
Bedroom 5	*3.94m x 3.74m (12'11" x 12'3") Max dimensions.*
Bedroom 6	*4.09m x 3.13m (13'5" x 10'3")*
Study	*3.06m x 3.06m (10' x 10') Max dimensions.*
Bathroom	
Garden Store/Workshop	*3.11m x 5.04m (10'2" x 16'6") Irregular shape.*
Sauna/Steam Room/WC	*2.23m x 3.73m (7'4" x 12'3")*

- A substantial & most handsome three storey detached period residence
- Sympathetically modernised interior retaining its essential period features
- Six bedrooms, family bathroom, bathroom, shower room & additional WC
- Welcoming entrance hall, 3 appealing reception rooms & quality kitchen
- Timber double glazing & gas central heating plus a rooftop solar panel array
- Generous mature landscaped gardens & driveway off road parking
- Useful garden store/workshop & purpose made sauna/steam room
- Isle of Anglesey & coastal views available from the upper levels
- Within easy reach of the main university building & mainline railway station
- Situated in a sought after location yet convenient for city centre amenities

Agents Note: The vendor has informed us that there were several restrictive covenants on the original title deeds. However, these have never been enforced and to their knowledge there is no current extant covenant holder.









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