



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



5 Saerlys, Mount Street, Bangor, Gwynedd LL57 1BF

• New Price Offers Over £79,500

Convenient city centre living with all amenities on your doorstep!

- **First Floor 2 Bedroomed Apartment**
- **Spacious Dining Lounge & Kitchen**
- **Full uPVC Double Glazing**
- **Economy 7 Storage Heating**
- **Highly Convenient City Centre Location**
- **Ideal Investment Or First Time Buy**
- **Secure Private Gated Parking Facility**
- **Advantage Of Lift To All Floors**



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Description

Enjoy the convenience of city centre living – this first floor 2 Bedroomed Apartment is located close to the High Street, making it ideal for a whole host of amenities on your doorstep including the university, seafront and public transport hub. With the demand for student accommodation in the city, this could be a superb opportunity for investors or alternatively it could be an excellent first step onto the property ladder for a first time buyer. There is also the advantage of a secure parking facility and lift to all floors. Benefiting from uPVC double glazing and Economy 7 electric storage heating, the accommodation briefly comprises: Hall, Lounge, Kitchen, 2 Bedrooms and Bathroom.

Location

Mount Street is located just off Bangor's main High Street and therefore highly convenient for all amenities and university. Bangor city centre is practically on your doorstep, offering a wide range of shops, essential services and recreational facilities whilst all essential transport links are provided such as a mainline railway station, substantial public transport hub and the A55 nearby making connections across Anglesey and North Wales' coastline. Snowdonia is also within easy reach, offering numerous leisure possibilities.

Property features

Entrance Hall

Lounge: 14' 7" x 11' 6" (4.45m x 3.52m)

Kitchen: 8' 5" x 8' 9" (2.57m x 2.68m max)

Bedroom 1: 9' 6" x 11' 9" (2.90m x 3.59m)

Bedroom 2: 6' 2" x 12' 6" (1.90m x 3.82m)

Bathroom

Outside

Residents of Saerlys have the benefit of a secure gated private parking area which is accessed directly off Mount Street, with an allocated space for 1 vehicle.

Tenure

We have been informed that the tenure is Leasehold.

Heating

The agent has tested no services, appliances or central heating system (if any).

Services

We are informed by the seller that this property benefits from Mains Water, Electricity and Drainage.

Directions

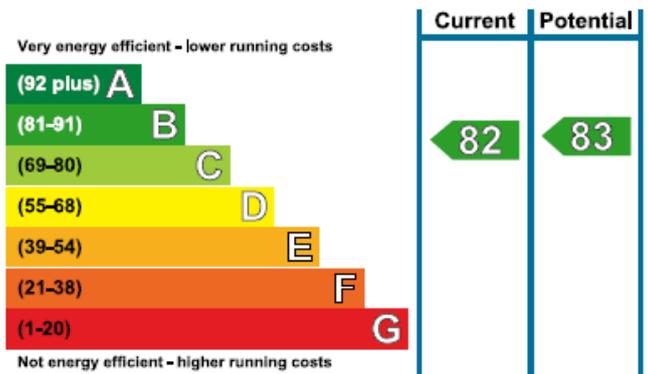
From our Bangor office, follow the one way system along the High Street, bearing right at the traffic lights onto Holyhead Road and then right again onto Deniol Road. Continue along this road onto Garth Road, turning right into Dean Street immediately after Aldi's supermarket. Continue to the crossroads with the High Street and proceed straight over turning left into Mount Street where you will find the apartments on your right hand side.



TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwy sedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gcontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.