



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH



**9 Lllys Y Garnedd, Bangor, Gwynedd LL57 2PD • £65,000**

*A great first step on the ladder.. come and have a look!*

- Self Contained Ground Floor Apartment
- 1 Double Bedroom
- Open Plan Kitchen/Lounge/Dining Area
- uPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Conveniently Located For The Hospital & A55 Expressway
- Ideal First Time Buy Or Investment
- Viewing Recommended
- Subject To Section 106 Restriction



156 High Street, Bangor, Gwynedd LL57 1NU | [bangor@dafyddhardy.co.uk](mailto:bangor@dafyddhardy.co.uk) | 01248 371212



[dafyddhardy.co.uk](http://dafyddhardy.co.uk)



**Description:** Built in 2007 and set in a quiet residential Cul de Sac, this ground floor apartment in Penrhosgarnedd is conveniently located for Ysbyty Gwynedd, primary schools and the A55 Expressway. With the front door off a communal entrance hall, you enter into the spacious Kitchen/Living area. Fitted with a light wood laminate floor the living area features a large front aspect bay window that fills the room with light. The compact kitchen is fitted with wood effect wall and base units, a stainless steel sink unit and black work tops. The Double Bedroom is located to the rear and has a fitted wardrobe. A small shower room with a washing machine point is located off the living area. The apartment is warmed by a Gas Central Heating system and has uPVC Double Glazing.



**Location:** The property is situated in a popular residential area of Penrhosgarnedd near the outskirts of the university city of Bangor. It is conveniently located and within walking distance of Ysbyty Gwynedd Hospital and 2 primary schools, with the city centre only a short drive away. Bangor is a busy city with a large student population offering a renowned university and numerous further education facilities. The High street and out of town retail parks have a good choice of well known outlets, alongside supermarkets, a wide choice of cafes, restaurants and public houses. The A55 expressway is only minutes away and offers easy access to the Isle of Anglesey, the Snowdonia National Park and the eastbound North Wales coastal resorts.

**Property Features**

**Open Plan Lounge/Diner/Kitchen**  
14' 6" X 9' 3" (4.43m X 2.83m) Max

**Bedroom**  
8' 7" X 10' 7" (2.62m X 3.23m)

**Shower Room**  
5' 7" X 10' 3" (1.72m X 3.13m)

**Outside:** To the front of the property are allocated, off road, parking spaces bordered by a variety of well-maintained flower beds containing a variety of shrubs and bushes.

**Tenure:** We have been informed that the tenure is Leasehold.

**Heating:** Gas Central 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 Gas, Electricity, Water & Drainage.

**Directions:** From the centre of Bangor, follow the A4087 in the direction of Caernarfon passing beneath the railway bridge. At the first mini roundabout take the second exit onto Penchwintan Road and continue to the next roundabout, proceeding straight over onto Penrhos Road. Continue until you come to the Hospital roundabout and go straight across taking the second exit. After passing Vaynol primary school on your right take the next right turn into Llys y Garnedd. Number 8 is to the left.



TOTAL APPROX. FLOOR AREA 292 SQ.FT. (27.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurer of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 gwiriad 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 gwyngedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfi 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.