



**Bryn Eithinog,  
Bangor  
4 Bed  
House**

**Asking Price  
£380,000**



**VARCITY  
LIVING**  
Sales | Lettings



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



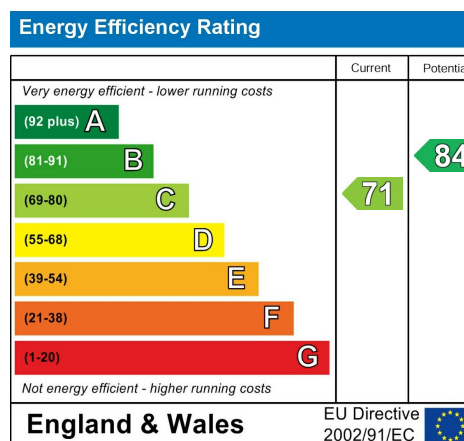
1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025

- No Chain
- Planning Consent For Front & Rear Extension
- Ample Garden Space
- Gas Central Heating
- Amazing Views Over Snowdonia
- Front Driveway and Garage
- Spacious Family Home
- EPC Rating of C



Situated in a highly desirable family-friendly area, this 4-bedroom home offers an ideal combination of space, comfort, and future potential. Only a two-minute walk to the local school and five minutes by car to the hospital and Bangor retail park, this property is perfect for those seeking convenience and a strong sense of community.

Upon arrival, you'll find a private driveway with ample parking and a large, well-maintained garden that is ideal for family activities. The garden provides stunning views of the Snowdonia mountain range, creating a scenic and tranquil setting throughout the year.

Inside, the home features a spacious, light-filled kitchen that opens out into the garden, creating a perfect flow between indoor and outdoor living. There are also two bathrooms, with one on the ground floor, catering to family needs with ease. The generous attic space presents an excellent opportunity for an attic conversion, whether as additional bedrooms, a home office, or a creative space.

The property offers exciting possibilities for expansion. In 2023, planning permission was granted for a two-bedroom ground floor annex extension at the rear, as well as a first-storey extension above the garage. These additions allow for further customisation, whether to create extra living space for a growing family or a self-contained unit for guests or relatives.

With easy access to Snowdonia, Anglesey, and the A55 dual carriageway, this home is perfectly positioned for those who enjoy outdoor pursuits and need quick transport links to nearby towns and cities.

## CONTACT

1 College Road  
Bangor  
Gwynedd  
LL57 2AN

E: [sales@varcityltd.com](mailto:sales@varcityltd.com)  
T: 01248 719254  
[www.varcityliving.co.uk](http://www.varcityliving.co.uk)



**VARCITY  
LIVING**  
Sales | Lettings