



**Aion Close,
Bangor**

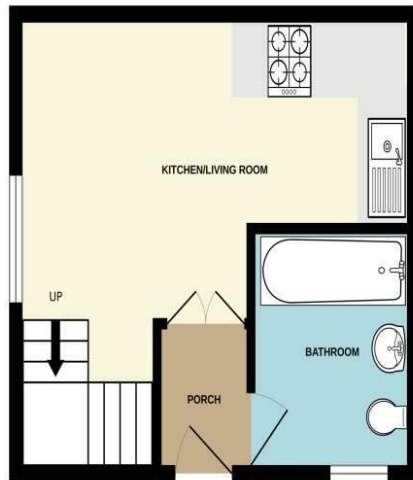
**1 Bed
House**

**Asking Price
£104,500**

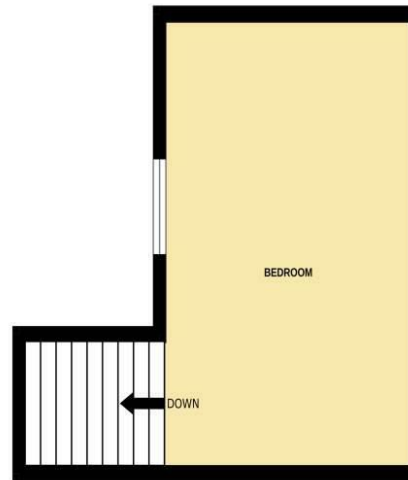


**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 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 ©2022.

- No Chain
- Open Plan Kitchen/Living Area
- Garden
- Semi-detached
- Long Term Investment Potential
- Freehold Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Delightful and bright, one-bedroom residential property, to be sold with vacant possession. Well suited to an owner occupier or investor looking to generate a rental income.

A contemporary bedroom comes with a double bed, storage furniture and study desk positioned next to the balcony across from the sky light. Continuing with the contemporary theme, the open plan living area is illuminated by both the skylight and ground floor window that face the garden, creating a relaxing environment. The open plan kitchen comes with large fridge/freezer, oven/hob cooker, washing machine and workspace. Within the bathroom is both a bathtub and overhead shower, WC and sink.

Located in a small, predominantly residential area, a leisurely fifteen-minute walk away from Bangor high street and many transport links.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



**VARCITY
LIVING**
Sales | Lettings