



**Cilfach Crwys,**

**Bangor**

**3 Bed**

**House**

**Asking Price**

**£345,000**



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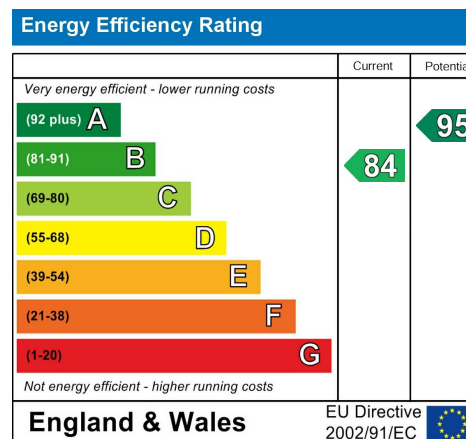




TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.

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 for any prospective purchase. 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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- Built in 2018 & Used as a Show Home
- EPC Rating B
- Private Driveway Parking
- En-suite Master Bedroom
- Newly Installed EV Charging Point
- Front & Rear Garden Area With Patio Area
- Rear Garage/Workshop
- Fantastic Front View

This stylish and spacious 3-bedroom semi-detached property, located in the highly desirable Redrow development in Penrhosgarnedd, offers modern family living at its finest. Built in 2018 and benefiting from a new build warranty until 2029, this well-designed home is offered with no onward chain, making it ready for immediate occupation.

The heart of the home is a bright and contemporary kitchen/diner, complemented by a comfortable lounge and modern finishes throughout. Outside, the property features well-maintained front and rear gardens, along with a separate rear garage, providing practical storage or parking, alongside a newly installed EV charging point.

Ideally positioned near Ysbyty Gwynedd, Bangor city centre, and the A55 Expressway, this home combines style with exceptional convenience. It's also just a short walk from a well regarded primary school, making it a perfect choice for families.

With a strong EPC rating of B, double glazing & gas central heating, this energy efficient home delivers both comfort and cost savings.

## CONTACT

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