



RE/MAX

PROPERTY HUB



6 High Street, Glasinfryn, LL57 4UP
Offers in the region of £210,000

Location, Location and Location, this home has it all, situated in the small village of Glasinfryn which is located in between the village of Tregarth and the University City of Bangor, this cosy mid cottage mews enjoys a double fronted aspect with deceptively spacious accommodation. This character property would make an ideal first time buy or investment opportunity with demand for such properties currently high in the area with space to actually park your car.

The Property

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This mid cottage mews is designed to provide large cozy reception rooms, ground floor bedroom which can be used as a study, or added sitting room or even a dining room for your parties; a kitchen is split into two, with it own prep area / breakfast are, and it very own cooking area, further more and utility area to the ground floor with access to the rear private garden; and 2 sizeable bedrooms and bathroom to the first. Benefitting from oil centra heating and double glazing, the property has an enclosed rear garden area overlooking the neighbouring countryside. Ideally located a stones throw away from the A55 expressway, the property has easy links to Anglesey, the nearby villages of Bethesda, Tregarth and also the larger City of Bangor. Due to it's charm and character, the property would make a suitable first time buy or fantastic investment opportunity.

Location

Glasinfryn, Bangor

Glasinfryn

Situated in the small village of Glasinfryn which is located in between the village of Tregarth and the University City of Bangor, this cosy mid terraced property enjoys a double fronted aspect with deceptively spacious accommodation. This character property would make an ideal first time buy or investment opportunity with demand for such properties currently high in the area.

Bangor

Menai Bridge 2.5 miles; Beaumaris 7 miles; Caernarfon 10 miles; Llanberis 11 miles.

Bangor is a university town on the North Wales coast with a large range of shops, bars and restaurants. It is the main crossing point for the Isle of Anglesey with two road bridges across the Menai Strait. Across the water, the castle and pier at Beaumaris make a lovely day out, or you can catch a boat to enjoy a trip out to Puffin Island. The Anglesey Coastal Path takes in beautiful scenery, and the island is home to many fine beaches including Rhosneigr, Trearddur Bay and Red Wharf Bay. The nt mansion Plas Newydd is on the island, while on the mainland further nt properties can be

found including Penrhyn Castle and Bodnant Gardens. The spectacular mountains and lakes of Snowdonia are just a short drive way, with plenty of castles, beaches and other attractions on offer in this wonderful region. Bangor and the Menai Straits really do offer the best of both worlds!

The Layout

Ground Floor

Ground Floor Bedroom / Study / Sitting Room / Dining Room

15' 9" x 7' 6" (4.80m x 2.28m)

Sizeable ground floor reception room, with double glazed window to the front and door to the rear leading into the kitchen.

Reception Room

15' 9" x 10' 6" (4.80m x 3.20m)

Spacious yet cosy reception room with large fireplace being the focal point in the centre of the room. Double glazed window to the front and door leading into the kitchen.

Kitchen and Kitchen Breakfast Aarea

14' 7" x 9' 9" (4.44m x 2.97m)

Kitchen area fitted with a matching range of base and eye level units with worktop space over the units. Two rear windows overlooking the rear garden area and the neighbouring fields. An opening enters into:

Utility Room

Adjoining the kitchen is the utility area which has space for large fridge/freezer and connections for washing machine. Rear door provides access to the rear garden.

First Floor Landing

Doors into:

Bedroom 1

15' 4" x 14' 2" (4.67m x 4.31m)

Spacious double bedroom, window to the front and built in storage cupboard.

Bedroom 2

15' 4" x 7' 5" (4.67m x 2.26m)

Second first floor bedroom, double glazed window to the front.

Bathroom

Fitted bathroom suite with bath with shower overhead, WC and wash hand basin.

Outside Area

To the rear of the property, there is a good sized lawned garden with a paved patio, a garden hose point, a Worcester oil fired central heating boiler, a PVC oil storage tank serving the central heating boiler, a timber garden shed, a small brick built store, a steel storage container, a variety of mature shrubs, an LED floodlight and a pleasant outlook over the open fields to the rear.

Services And Heating

Mains water and electricity are connected, that drainage is to a private septic tank and that there is no gas supply connected

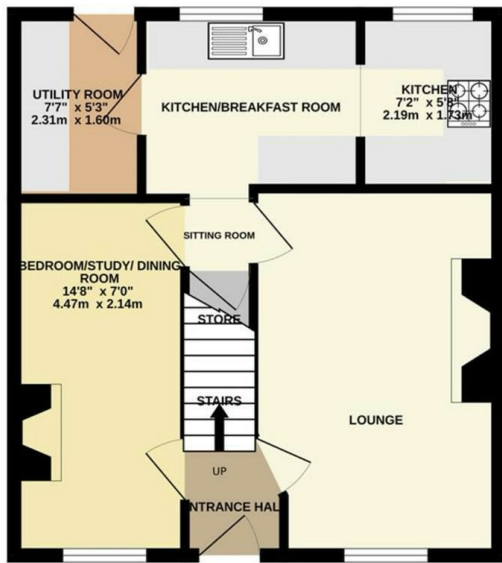
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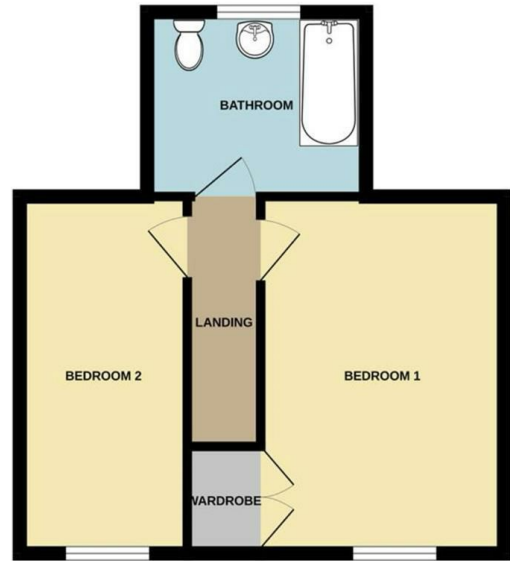
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Floor Plan



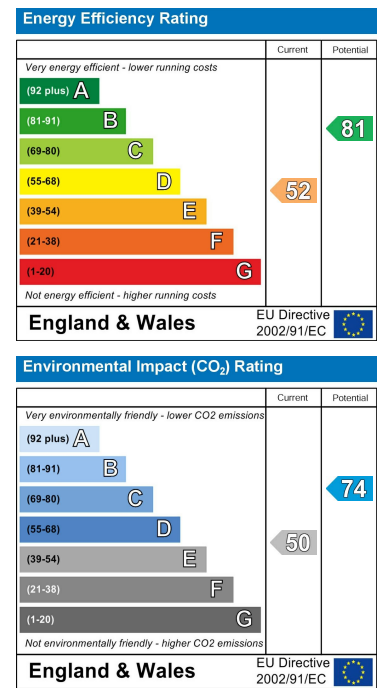
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Area Map



Energy Efficiency Graph



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