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Buying your first property with Help to Buy or moving up the property ladder? It's never been more important to get the right financial advice. That's why Dafydd Hardy have teamed up with independent mortgage advisers 75point3 to help you find the right mortgage deal.

Just ask at your local Dafydd Hardy office. Bangor 01248 371212





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Cwr Y Coed, Tregarth, Bangor, Gwynedd LL57 4PN ● New Price £165,000 Are you looking for a house with fantastic possibilities, then this is it!

- Detached Bungalow
- **Spacious Lounge With Views To Front & Side**
- Modernised Kitchen
- 3 Bedrooms
- Shower Room

- Oil Central Heating
- Double Glazing
- Garage, Store Room, Workshop & Wc
- Off Road Parking
- Gardens To Front & Back







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157 High Street, Bangor, Gwynedd LL57 1NU

Cwr Y Coed, Tregarth, Bangor, Gwynedd, LL57 4PN North Wales









Description

Located in the popular village of Tregarth, this 3 bedroom detached bungalow, with garage, workshop and storage, provides comfortable family living. This spacious property is situated within a rural environment, overlooking the hills of Snowdonia to the front and countryside views to the rear. The accommodation comprises; Entrance Hall, 3 Bedrooms, recently modernised Shower Room with all white units and laminated floor, a large Kitchen/Diner with modern units and back door to rear garden and a spacious Lounge with windows to side and front. There is also the fantastic bonus of the large Garage facility to the basement which has 3 additional storage/workshop spaces or potential rooms that could be developed to create a very versatile home or work/life possibility, subject to relevant planning consents.

Location

The property is situated in the centre of the village of Tregarth which is just off the A5 London to Holyhead trunk road which runs through the adjoining town of Bethesda on the edge of the spectacular Snowdonia National Park. Tregarth has a village pub and primary school whilst Bethesda boasts a secondary school and 2 primary schools, leisure centre, doctor and dental surgeries, cricket/bowls club plus local shops. The university city of Bangor and Ysbyty Gwynedd Hospital lie approximately 5 miles distance whilst the A55 Expressway, the main artery between Chester and Holyhead which affords easy access to the Isle of Anglesey and the eastbound North Wales coastal resorts, is a short drive away. This is the perfect location for those wanting a taste of rural life whilst being within reach of a host of amenities and attractions.

Property Features

Lounge: 19' 0" x 15' 3" (5.81m x 4.65m)

Kitchen/Diner: 11' 3" x 12' 1" (3.44m x 3.69m)

Bedroom 1: 12' 1" x 15' 1" (3.70m x 4.61m)

Bedroom 2: 8' 7" x 11' 4" (2.64m x 3.47m)

Bedroom 3: 7' 6" x 8' 7" (2.30m x 2.64m)

Shower Room: 6' 8" x 7' 8" (2.04m x 2.35m)

Lower Ground Floor

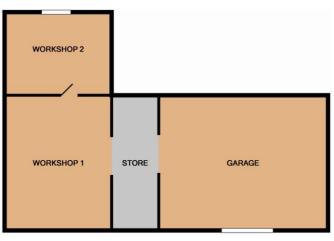
Garage: 19' 0" X 15' 3" (5.81m x 4.65m)

Store Room: 15' 2" x 5' 2" (4.64m x 1.60m)

Workshop Area 1: 15' 3" x 12' 3" (4.65m x 3.75m)

Workshop Area 2: 11' 5" x 8' 8" (3.50m x 2.65m)





Total Approx Floor Area – 1629ft² (151.3m²)

Outside

The Bungalow, which is elevated and sits on a corner plot, has the advantage of views over the Snowdonia countryside, with an established shrubbed garden and rockery to the front, a drive to the side and rear and an integral garage which houses the oil fired Central Heating Boiler, there are power points to the garage and workshop areas and WC. A rear concrete and lawned area includes a greenhouse which takes advantage of the sunny position.

Directions

From the Bangor direction proceed along the A5 towards Llandegai. At the flyover roundabout, move into the right hand lane towards the One Stop Garage. At the roundabout turn right and follow the signs for Tregarth. After entering the village of Tregarth, you will see the Chapel on the right hand side. Take the first right after the Chapel and the property will be seen immediately on your left hand side.

Services

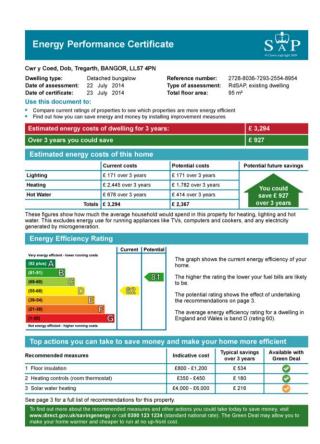
We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating

Oil central heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.



Viewing by Appointment:

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