



58 Y Bae Bangor LL57 2SZ  
 Freehold Townhouse  
 £249,500

- End Terrace Townhouse Close To Waterfront
- 3 Bedrooms/2 Bathrooms/1 Reception
- Freehold House & Chain Free
- Enclosed Rear Lawned Garden Along With Marked Parking Bays For 1 Vehicle
- 360 Virtual Tour & Walk Through Virtual Video
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired Central Heatin

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A Modern Freehold 3 Bedroomed End Terrace Town House Located Within The Popular Y Bae Development, Overlooking Hiraal Bay And Within Easy Walking Distance Of Bangor City Centre And Victorian Pier. Y Bae Is Home To A Range Of Distinctive Residences And Townhouse's Situated In A Unique Setting Close To The Water's Edge. The Property Is Light, Bright And Practical For Modern Living Benefiting From Gas Central Heating And Double Glazing & Briefly Comprises Entrance Hallway, Cloakroom/WC, Understairs Storage, Lounge With French Doors Leading Out To Rear Garden, Kitchen/Diner With Integrated Appliances, First Floor Landing, Bedroom 1 En Suite Shower Room, Bedroom 2 To Front Aspect & Bedroom 3 To Rear Overlooking The Garden, Together With A Family Bathroom. Externally Opposite The House is One Marked Parking Spaces And To The Rear Is An Enclosed Lawned Garden .... Also Benefits From Having No Onward Chain...Note The Service Charge For 2024 Is £16.73 pcm And There Is 1 Years Remaining of The NHBC Warranty ...

## LOCATION

Y Bae is a development situated on a waterfront setting off Hiraal Bay. The residences were purposely designed to complement the marine surroundings. The seafront and Victorian pier are practically on your doorstep whilst the city centre and university are also within walking distance. Bangor is a thriving city boasting a good choice of schools, a general hospital, 18-hole golf course, swimming pool, leisure and fitness facilities and a wide variety of well-known and local retail outlets within the city centre. There is also an excellent out of town retail park plus many cafes, restaurants and public houses. The eye-catching Pontio arts centre also offers a diverse cultural experience. The A55 expressway is just a short drive away allowing easy access to the beautiful Isle of Anglesey, the stunning Snowdonia National Park & ever-growing attractions.

## Agents Notes

The Townhouse is a standard construction Freehold and benefits from 1 year remaining on its NHBC warranty together with full gas central heating and double glazing throughout.

Council Tax Band E £2736.29 2024/2025

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Exact Location  
what3words ///cross.sonic.opened

<https://what3words.com/ways-to-use>

EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/2734-4323-0400-0586-0226>

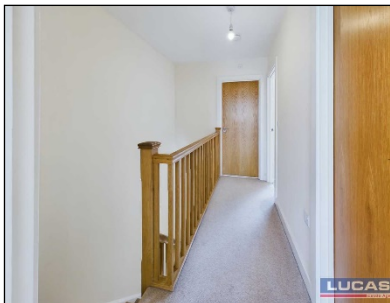
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### Note to Customers

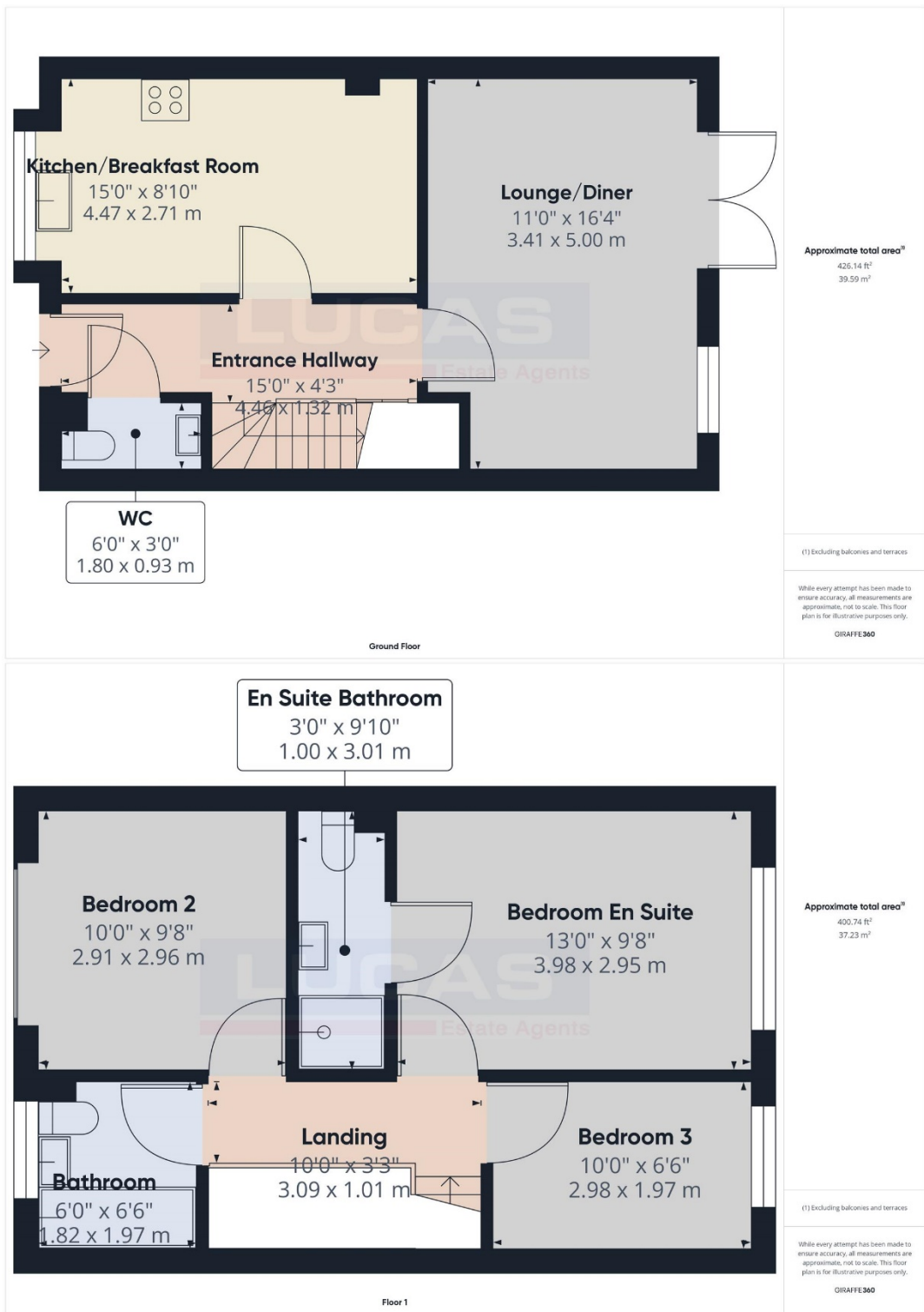
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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