

8 NEUADD YR EGLWYS, GLYNNE ROAD, **BANGOR, LL57 1BJ**

A SURPRISINGLY SPACIOUS AND BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOMED APARTMENT SITUATED IN THIS POPULAR DEVELOPMENT WHICH IS CONVENIENTLY PLACED WITHIN APPROXIMATELY THREE MINUTES' WALK OF THE HIRAEI BAY WATERFRONT AND WITHIN A MINUTE'S WALK OF THE HIGH STREET. THE PROPERTY ALSO BENEFITS FROM ENCLOSED PRIVATE PARKING.



- RECEPTION HALL
- LOUNGE/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS
- INTEGRAL STORE SHED
- GATED PRIVATE PARKING
- MINUTE'S WALK OF HIGH STREET

The property is of brick/concrete block construction with rendered and painted elevations under a pitched slate roof.

DIRECTIONS: From our office, continue down the High Street for approximately 150 yards and turn left at the second Give Way sign into Glynne Road. Continue along for approximately 125 yards and Neuadd Yr Eglwys will then be found on your left hand side. The apartment is situated at first floor level.

THE ACCOMMODATION COMPRISES:

FIRST FLOOR

A solid hardwood panelled front door opens into the

RECEPTION HALL 10' 4" (3.16m) x 4' 8" (1.42m) (max) having a large walk-in understairs storage cupboard, a main entrance intercom/automatic door entry system, a cloaks rail, a high level consumer unit, a smoke detector alarm and the following rooms off:

LOUNGE/DINING ROOM 13' 11" (4.24m) x 10' 4" (3.15m) having an Eco Strad IQ ceramic wall mounted electric radiator, a double glazed window, a wide 'pass' from the kitchen and a pine 'T&G' ceiling.



KITCHEN 10' 6" (3.18m) x 7' 4" (2.12m) with a range of fitted base and wall cupboard units having a recess with plumbing and waste pipe for a washing machine, a further recess for a fridge and marble pattern rolled edge heat resistant worktops incorporating an inset single drainer composite sink with a swan-neck mixer tap and an inset 4-ring electric hob with a built-in fan assisted electric oven/grill beneath and a filter canopy over. Tile effect vinyl flooring, tiled splash backs to the worktops, a wall mounted electric fan heater and an extractor fan.



SECOND FLOOR

A turned staircase with a painted spindle balustrade then leads up from the reception hall to the



GALLERIED BEDROOM 14' 0" (4.26m) x 10' 10" (3.33m) having painted spindle



handrails, a built-in double wardrobe with a hanging rail, shelf and twin louvre doors; a wall mounted electric heater, a pine 'T&G' ceiling with two Velux double



glazed roof windows providing good natural light, a smoke detector alarm and a door opening into the

EN-SUITE SHOWER ROOM 11' 7" (3.56m) x 3' 7" (1.08m) (max) having a white suite



comprising a tiled shower cubicle with a Mira Sport electric shower and a glazed entrance door, a pedestal wash hand basin with a tiled splash back and a WC low suite. Wood effect vinyl flooring, a built-in storage cupboard with twin louvre doors housing a Hyco wall mounted electric water heater, a wall mirror, a vanity light incorporating a shaver socket, a wall mounted electric fan heater, an extractor fan, a pine Velux double glazed roof window and an



access hatch to the roof space.

OUTSIDE

The property comes with the benefits of an **ENCLOSED PRIVATE OFF ROAD PARKING SPACE FOR ONE CAR.**



We have not carried out a test on the electrical wiring circuits or any other services connected to the property and we are therefore unable to comment on the condition or adequacy of same.

SERVICES:

COUNCIL TAX:

TENURE:

GROUND RENT:

SERVICE CHARGE:

PRICE:

VIEWING:

We are advised by the vendor that mains water, drainage and electricity are connected to the property.

Band C

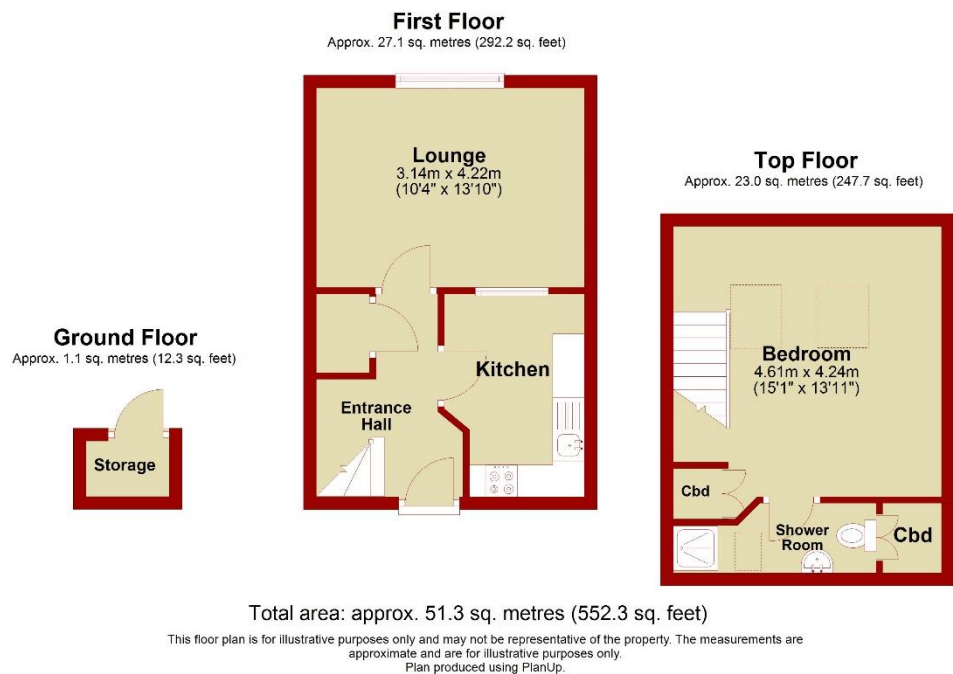
Leasehold – 999 years from 1995.

£50 per annum

We are advised by the vendor that the monthly service charge for the period from 1st April 2025 to the 31st March 2026 is £146.96.

£95,000

By appointment through agents.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |