



Braichmelyn,

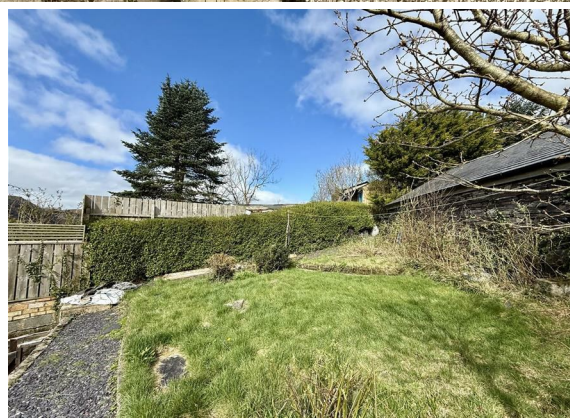
Bangor

3 Bed

House

Asking Price

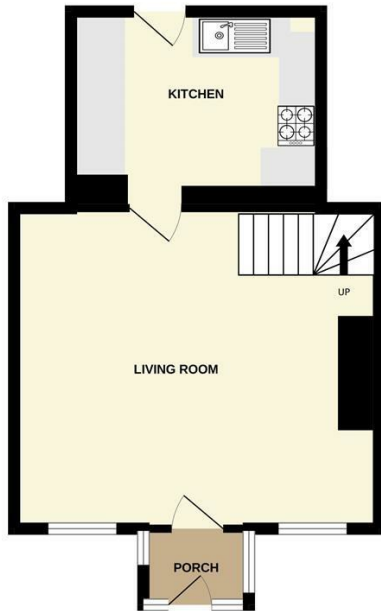
£185,000



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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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 by any prospective purchaser. 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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- Located in the traditional mining village of Bethesda, known as the gateway to Snowdonia
- Spacious lounge/dining room with multi-fuel stove
- Front patio and generous grassed rear garden
- Three well-proportioned bedrooms
- Gas central heating and full uPVC double glazing
- Independent rear access for added convenience

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated in the heart of the traditional mining town of Bethesda, regarded as the gateway to Snowdonia, this charming three-bedroom home offers a wonderful blend of character, comfort, and practicality.

The property features a spacious lounge/dining room, complete with a cosy multi-fuel stove, creating a warm and inviting atmosphere ideal for both relaxing evenings and entertaining guests. The kitchen is well-proportioned and functional, while the bathroom is conveniently located to serve all three bedrooms, on the first floor.

Benefiting from gas central heating and full uPVC double glazing throughout, the home ensures year-round comfort and energy efficiency.

Externally, the property enjoys a front patio area, perfect for outdoor seating, alongside a generous grassed rear garden. An added advantage is the independent rear access, providing both convenience and flexibility.

This delightful home is ideally positioned to take advantage of the stunning surrounding countryside and mountains, making it an excellent opportunity for families, first-time buyers, or those seeking a peaceful retreat with easy access to Snowdonia's natural beauty.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



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