



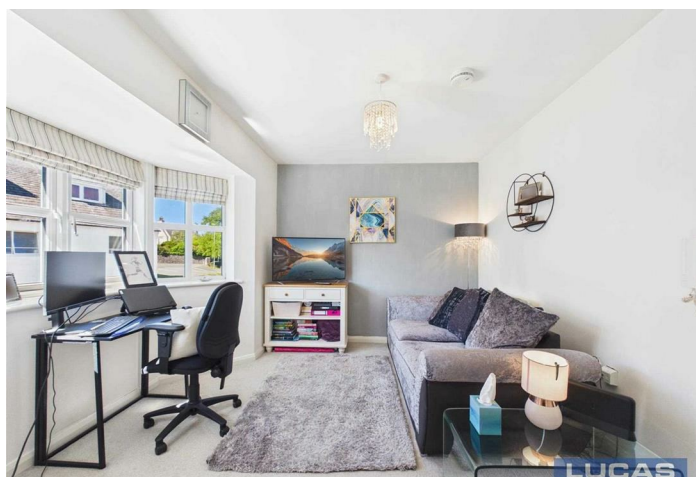
Offers In The Region Of
£114,500

LUCAS & Co
Estate Agents

51 Lllys Adda

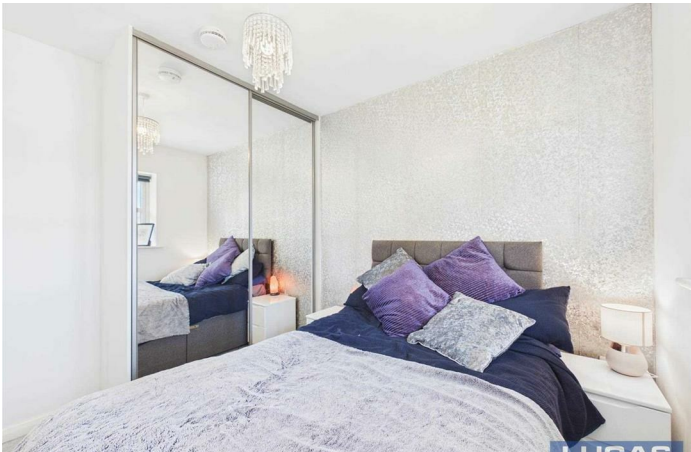
Penrhosgarnedd, Bangor, LL57 2AW

- Stylish First Floor Studio Apartment Located only a 5 minute drive (15 Minute Walk) to Anglesey /Menai Bridge)
- Open Plan Lounge & Kitchen, Bedroom & Shower Room
- Allocated Parking For 1 Vehicle
- Intercom for secure entry
- Easy access to A55 Expressway
- 1 Bedroom/1 Bathroom/1 Reception
- Views Of Yr Wyddfa (Snowdonia) Mountains From Rear
- Close To University & General Hospital
- Communal gardens for relaxation





A stylish and modern first-floor apartment offering a perfect blend of comfort and convenience. With one well-proportioned bedroom and a thoughtfully designed reception room, this flat is ideal for a single professional, a couple, or an astute investor seeking a prime location.



The apartment is part of a fairly recent residential development, ensuring contemporary living standards. Its proximity to the city centre means that all the amenities you could desire are just a short stroll away. Additionally, the nearby university and general hospital make it an excellent choice for those associated with these institutions. For commuters, the A55 expressway is easily accessible, providing quick links to surrounding areas.

Featuring an intercom system located in the lounge, allowing for secure and convenient access to visitors at the main door. This thoughtful addition enhances the sense of safety and privacy within the apartment.

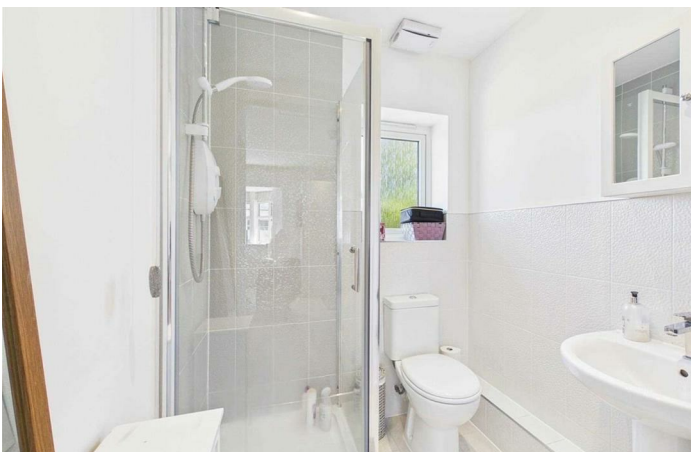


Externally, residents can enjoy the communal gardens, providing a pleasant outdoor space to relax and unwind.

Location

Located only a 5 minute drive (15 Minute Walk) to Anglesey /Menai Bridge)

Very accessible for the A55 Expressway, Hospital & University and City Centre of Bangor.

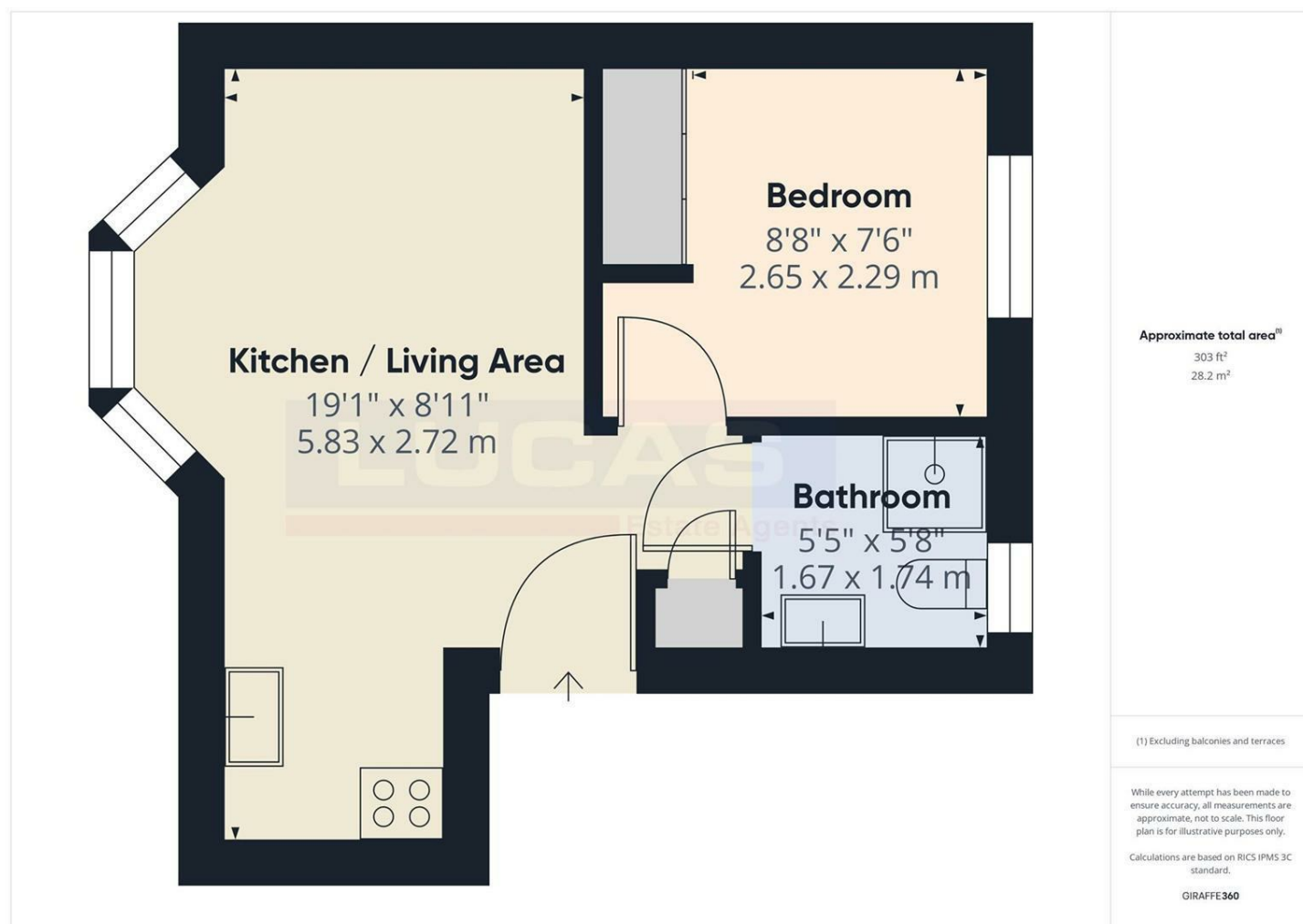
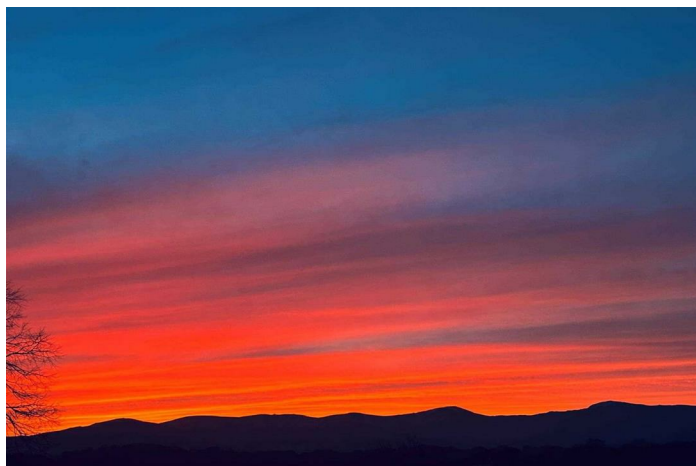


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Local Authority
Council Tax Band **B**
EPC Rating **C**



Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.