



51 Llys Adda Penrhosgarnedd Bangor LL57 2AW  
Leasehold Flat/Apartment  
£114,500

- Modern & Stylish First Floor Studio Apartment
- 1 Bedroom/1 Bathroom/1 Reception
- Open Plan Lounge & Kitchen, Bedroom & Shower Room
- Views Of Yr Wyddfa (Snowdonia) Mountains From Rear
- Allocated Parking For 1 Vehicle
- Close To University & General Hospital
- EPC C; Council Tax Band B £1883.23 2025/2026; Broadband Up To 778 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Modern Efficient Electrical Radiators

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 Stylish And Modern First Floor 1 Bedroomed Apartment Situated In A Fairly Recent Residential Development Within The City Of Bangor, Convenient For The City Centre, University, General Hospital And A55 Expressway. The Layout Would Certainly Suit A Single Person, A Couple, Investor Or Professional. There Is An Intercom Phone In The Lounge Allowing Remote Access To Callers At The Main Door. Externally, There's Communal Gardens & Allocated Parking For 1 Vehicle.

The accommodation which benefits from electric heating and double glazing briefly comprises a communal entrance hall with stairs to the first floor landing with door leading into the apartment briefly comprising an open plan living/kitchen with base and wall storage cupboards with complementary work surfaces and matching upstands, stainless steel single bowl sink with mixer tap, built under electric oven with ceramic electric hob with brushed steel splash back above and integrated extractor over, integrated fridge/freezer, integrated washer/dryer, recessed lighting and low maintenance flooring. Off the kitchen is the living area with a feature bay window to the front aspect, recessed lighting and electric radiator, built in cloaks storage cupboard and access to the loft space.

Continuing off the entrance are doors leading off into bedroom 1 with built in mirrored wardrobe storage, electric radiator and window to rear aspect boasting super mountain views, bathroom briefly comprising a shower cubicle with electric shower and tiled splash back, low flush Wc, pedestal wash hand basin, chrome heated towel rail, part tiled walls and ceramic tiled flooring, recessed lighting, extractor fan and frosted window to rear.

Note Some Furnishings Are Available By Negotiation If Required

Externally

Communal gardens along with one allocated parking space to the side of the building.

Location

Bangor is a busy city with a large student population and offers many attractions such as a Victorian pier, 18-hole golf course, bowling green and comprehensive arts centre. The High Street and out of town retail parks have a good choice of well-known shopping outlets, alongside numerous supermarkets, a wide choice of cafés, restaurants and public houses. The A55 Expressway is just a short drive away offering easy access to the beautiful Isle of Anglesey, the Eryri National Park and eastbound North Wales coastal resorts.

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### Agents Notes

125 years from 1 January 2016- 116 Years remaining

Ground Rent: Approx £150 per annum.

Service Charge: Currently £1540 per annum approx.- - £385 to be paid quarterly.

New boiler installed 2019.

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Council Tax Band B £1883.23 2025/2026

Broadband Up To 778 Mbps

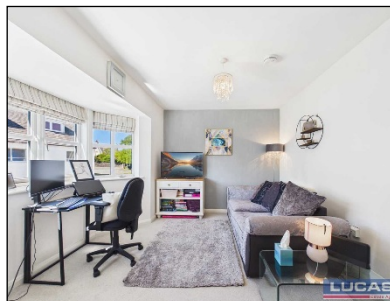
### Exact Location

what3words ///polishing.postage.stale

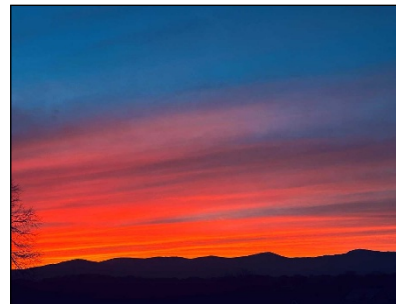
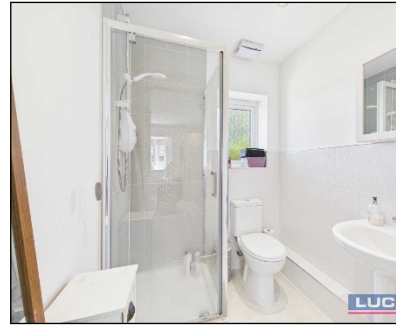
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### 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.



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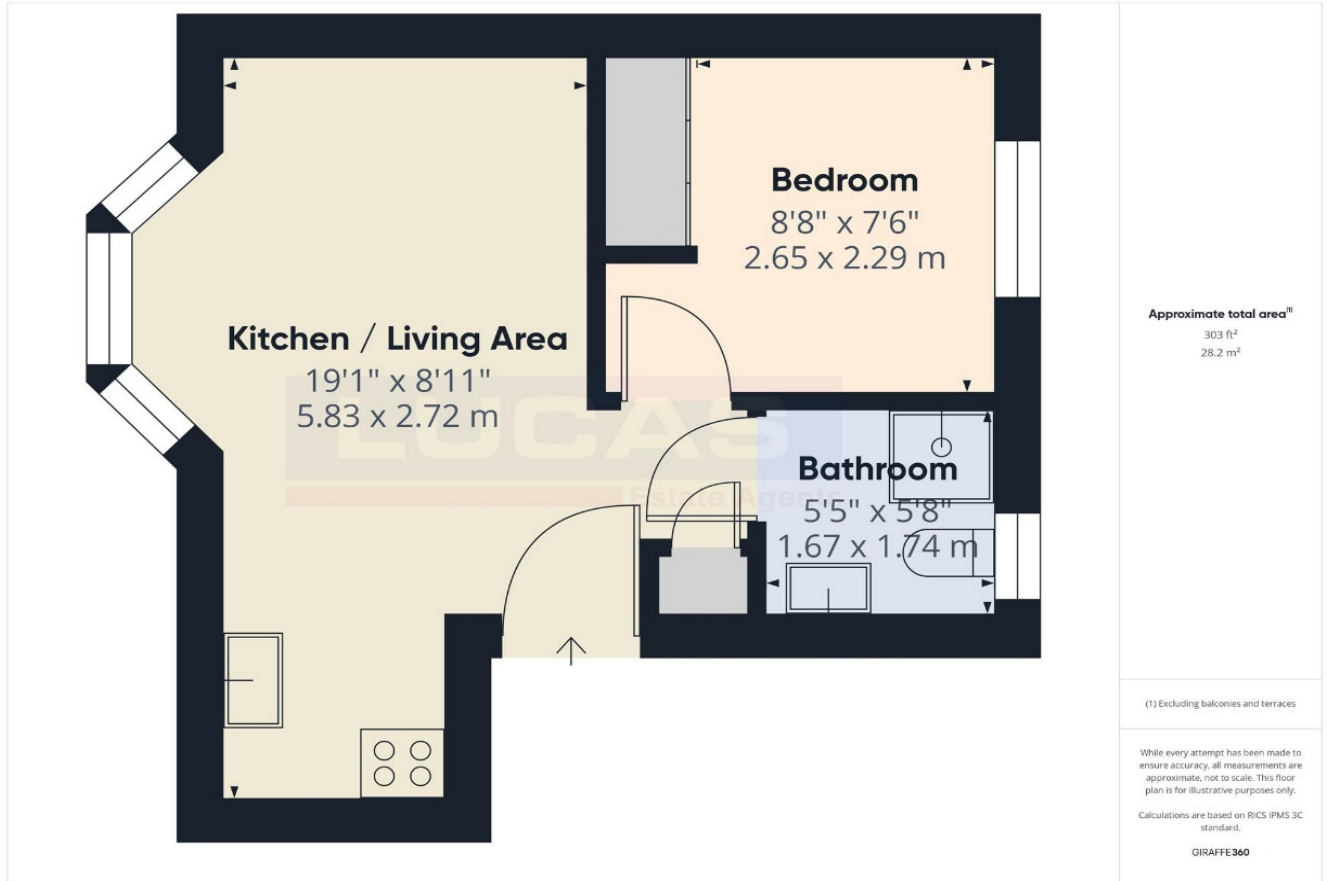


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		80	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

<https://find-energy-certificate.service.gov.uk/energy-certificate/0946-3841-7552-9796-0951>

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