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ESTATE AGENTS









Clervaux Gorad Road, Bangor, LL57 2BW

£695,000

Located on the charming Gorad Road in Bangor, close to the Menai Strait. This delightful detached house offers a perfect blend of character and modern living with a larger than average garden. Built in 1954, the property boasts a generous living space of over 2450 square feet, making it an ideal family home.

The property has been considerably enlarged and beautifully modernised by the present owners and now offers spacious, versatile and well appointed family accommodation. The property has a number of features including a large breakfast kitchen with quality appliances, a spacious dining room and lounge with wide bi-folding doors opening to the rear decking and generous garden. In addition, the ground floor accommodation has a spacious entrance hallway, study/office, separate WC, utility room and second lounge with open fireplace, exposed beams to the ceiling and double doors opening to the rear decking. To the first floor is a generous landing area, a master bedroom with frameless glass Juliet balcony, free standing feature 'roll top' bath and an en-suite shower room, a second bedroom with an en-suite shower room, three further double bedrooms, family bathroom and a large attic hobbies room.

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

Viewing advised to fully appreciate the location, accommodation and outside space that this family home has to offer.

Entrance

The property has an attractive pillared slate roofed canopy entrance with a wide double glazed wood effect composite front door opening into the reception hallway.

Reception Hallway 17'9" x 11'6" max (5.42 x 3.52 max)




Having a beautiful blue green polished slate tiled floor, a single radiator, a Hive heating control, a smoke detector alarm, recessed ceiling downlighters and the following rooms off:

Fitted Cloakroom/WC 7'0" x 2'10" (2.15 x 0.88)



Having a blue green polished slate tiled floor to match the reception hall, a white suite comprising a fitted vanity unit with a circular wash bowl having a pillared tap and a WC low suite, a single radiator, a uPVC double glazed window and a recessed ceiling downlighter.

Study/Office 9'8" x 8'0" (2.96 x 2.45)



Having a blue green polished slate tiled floor to match the reception hall, a single radiator, a uPVC double glazed window and recessed ceiling downlighters.

Sitting Room 17'4" x 12'0" (5.30 x 3.66)




Having an attractive dressed stone open fireplace with a polished Welsh slate hearth and an oak mantelpiece; a double radiator, a uPVC double glazed window, an open beamed ceiling and uPVC double glazed French windows with matching side panels opening out onto the rear decking and garden.

Breakfast Kitchen 21'0" max x 11'11" max (6.41 max x 3.65 max)



With a comprehensive range of cream matching

base and wall cupboard units having a fully integrated Bosch dishwasher, two Neff built-in electric ovens/grills with 'slide & hide' doors, deep pan drawers, two tall retractable larder units, a wide solid wooden breakfast bar and matching heat resistant worktops incorporating an inset 1½ bowl single drainer quartzite sink with a swan-neck mixer tap and an inset Neff 5-burner gas hob with a stainless steel splash back and a wide Neff extractor canopy over. Ceramic tile floor, a double radiator, two uPVC double glazed windows, recessed ceiling downlighters and a door opening into the utility room.

Utility Room 11'5" x 8'7" (3.50 x 2.62)



With a range of cream fitted base and wall cupboard units to match the kitchen, a recess with plumbing and waste pipe for a washing machine and wood effect rolled edge heat resistant worktops incorporating an inset circular single drainer stainless steel sink with a swan-neck mixer tap. Ceramic tile floor to match the breakfast kitchen, a double radiator, an insulated hot water cylinder with an immersion heater, a Worcester Greenstar Ri wall mounted mains gas fired central heating boiler also serving the domestic hot water supply, a high level shelf with integral coat hooks and a uPVC double glazed external door providing independent side access.

Dining Room & Lounge 20'11" max x 20'1" (6.40 max x 6.14)





with the dining area having a ceramic tile floor to match the breakfast kitchen, a former fireplace recess with a light oak lintel, two double radiators, two dimmer switches, recessed ceiling downlighters and wide aluminium double glazed bi-folding doors opening to the rear decking and garden.

First Floor Landing



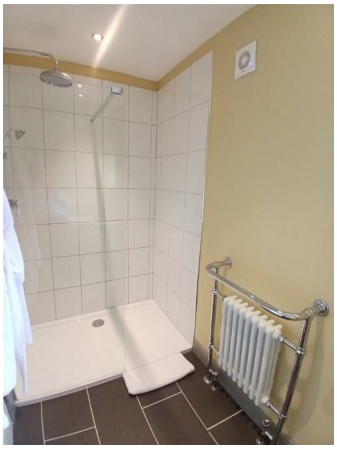
A turned staircase with an oak handrail and a uPVC double glazed window then leads up from the reception hall to the first floor landing which has two built-in storage cupboards - one with fitted shelving, a wide uPVC double glazed window, a recessed ceiling downlighter, a smoke detector alarm and the following rooms off:

Main Bedroom 20'0" max x 14'7" (6.12 max x 4.46)




having a Victorian style 'roll top' bath on claw feet set into a recess with a slate effect ceramic tile floor, two double radiators, a dimmer switch, robe hooks, uPVC double glazed French windows with a glass Juliet balcony overlooking the rear garden and a wood effect panelled door opening into an en-suite shower room.

En-Suite Shower Room 9'6" x 4'7" (2.9 x 1.4)




Having a white suite comprising a large rectangular shower with tiled walls, dual showers including a 'monsoon' and a glass shower screen, a fitted vanity unit with an integrated wash hand basin and a WC low suite. Slate effect ceramic tile floor, a heated towel rail incorporating a column radiator, a uPVC double glazed window, a timed automatic extractor fan and recessed ceiling downlighters.

Bedroom 2 13'6" x 11'11" (4.13 x 3.64)



Having a single radiator, a uPVC double glazed window, an open beamed ceiling and a wood effect panelled door opening to the en-suite shower room.

En-Suite Shower Room 11'10" x 3'5" (3.62 x 1.06)

having a white suite comprising a large tiled shower cubicle with dual showers including a 'monsoon' and glazed folding entrance doors, a pedestal wash hand basin and a WC low suite. Wood effect ceramic floor tiles, painted pine 'T&G' panelled walls to dado level, a column radiator, a uPVC double glazed window and an open beamed ceiling with recessed downlighters.

Bedroom 3 13'5" max x 11'7" (4.10 max x 3.54)



Having an understairs storage cupboard, a single radiator, a uPVC double glazed window and an open beamed ceiling.

Bedroom 4 11'6" x 11'5" (3.53 x 3.50)



Having a single radiator, a uPVC double glazed window and an open beamed ceiling.

Bedroom 5 10'5" x 8'7" (3.18 x 2.62)



Having a double radiator, a uPVC double glazed window and an open beamed ceiling.

Bathroom



Having a white suite comprising a panelled bath, a pedestal wash hand basin and a WC low suite. Ceramic tiled floor, mainly tiled walls, a double radiator and a uPVC double glazed window.

Attic Hobbies Room

A 'snaked' staircase leads up from the first floor landing to the attic room. Having further floored eaves spaces to front and rear and access to a further large roof space, two pendant lights and a double glazed roof window providing good natural light.

Outside





To the front of the property, there is a neat resin driveway with additional gravelled and concreted parking areas providing parking for up to 9 cars with an EV charging point together with raised flower beds and borders having a variety of mature specimen plants and shrubs, two garden hose points and mature hedges providing good privacy.
To the rear of the property, there is a large private and beautifully landscaped garden which is mainly laid to lawn with timber/composite decked seating areas, a paved patio, mature hedges providing good privacy, colourful well stocked borders having a variety of mature specimen plants and shrubs, ornamental pond with a fountain, a garden hose point, a gas meter cupboard, a rotary clothes line and external lighting on an automatic sensor.
To the right hand side of the property, there is a detached single garage.

Detached Single Garage 19'1" x 8'6" (5.82 x 2.60)



With a metal up and over door, a personal side door and a fluorescent strip light fitting together with an adjoining.

Store Shed 17'6" x 5'2" (5.34 x 1.60)

Having a fluorescent strip light fitting.

Services

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

Tenure

The tenure of the property is Freehold.

Energy Rating

Band C.

Council Tax

Band F.

Directions

Entering Upper Bangor from the Menai Bridge direction, take the first turning left into Siliwen Road and then second left into Gorad Road. The entrance to the property will then be found approximately 40 yards along on your right hand side.

Floor Plan



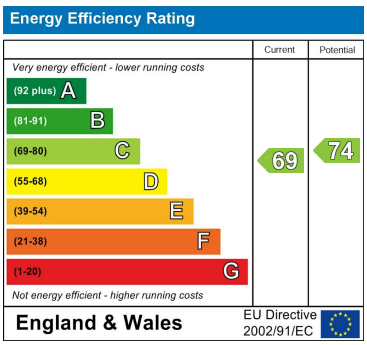
Total area: approx. 252.5 sq. metres (2718.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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