



£190,000
Freehold

LUCAS & Co
Estate Agents

12 Pen Y Wern

Bangor, LL57 4TS

- Immaculate 3-Bedroom Mid Terrace Home
- 990 sq ft of living space
- Useful Storage Outhouse with WC
- Council Tax Band C
- Two Reception Rooms
- Mains Gas Central Heating & Double Glazing
- EPC: TBC



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An immaculately presented mid-terrace home offering a delightful blend of modern living and classic charm. The property has been thoughtfully extended and renovated to provide ample space for comfortable family living.

Spanning an impressive 990 square feet, the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed, modern sleek kitchen flows seamlessly into the dining area, creating a warm and welcoming atmosphere.

Situated in the desirable Coed Mawr area of Bangor, this home benefits from a friendly community and convenient access to local amenities, schools, and transport links. Whether you are a first-time buyer or looking to settle into a family home, this property is sure to impress with its blend of space, style, and location.

Entrance Hallway

14'2" x 6'10"

The entrance hallway provides a welcoming arrival space with enough room to access the main living areas. It features clean, simple décor and connects the lounge with the kitchen/diner, setting the tone for the rest of the home.

Kitchen/Diner

11'11" x 20'2"

A very sleek modern kitchen with integrated appliances with a spacious, open-plan area for dining. The light wood-effect flooring contrasts beautifully with the dark cabinets, creating a modern and stylish atmosphere. The dining space comfortably accommodates a table and chairs, with plenty of natural light flowing in from adjoining rooms, enhancing the bright and airy feel throughout the space.

Living Room Extension

12'0" x 8'0"

This bright and welcoming living room is flooded with natural light from a central ceiling skylight and French doors that open out to the garden. The neutral décor and light flooring create a sense of openness and calm, making it a perfect space for relaxation or entertaining.

Lounge

10'8" x 13'0"

The lounge offers a cosy and inviting space featuring a wood-burning stove set within a charming fireplace. The room's neutral tones are complemented by a splash of yellow around the chimney breast, adding a cheerful accent. A contemporary column radiator, and large window lets in plenty of daylight.

Bedroom 1

12'2" x 10'5"

Bedroom 1 benefits from a peaceful and neutral colour scheme, with soft carpeting underfoot and ample natural light from the window. The room includes built-in storage, with wardrobe space to help keep the area tidy and uncluttered. It presents a restful atmosphere, ideal for a master bedroom.

Bedroom 2

10'9" x 10'10"

Bedroom 2 is a generously proportioned room with light from a large window.

Bedroom 3

7'9" x 9'1"

Bedroom 3 is a smaller, cosy room with carpeting and a good-sized window allowing for natural light.

Bathroom

7'11" x 6'10"

The bathroom is fresh and modern, featuring a white suite that includes a bath, shower screen, a basin with vanity storage, and a WC. The walls around the bath are tiled in a light neutral tone, while the floor has darker tiling for contrast and practicality. A window allows natural light to brighten the space.

Rear Garden

A bright rear garden offers a mix of decking, hard standing and lawn space, enclosed by fencing for privacy. The area provides a pleasant outdoor space for seating, dining, or gardening, with enough room for children to play or for entertaining guests.

Utility Room

9'2" x 8'1"

The utility room is a practical space with sufficient room for laundry appliances and additional storage. It has its own access door and is ideally set apart from the main living areas to keep everyday household tasks organised and tidy.



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 		

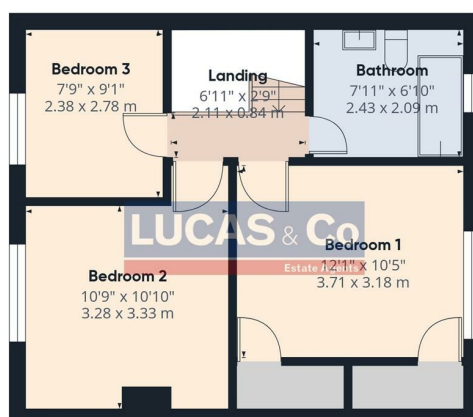
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1026 ft²
95.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.