



## 31 Ffriddoedd Road, Bangor, LL57 2TT

**£225,000**

A well positioned semi detached residence which combines practical family living with the convenience of a central location close to Bangor University, local schools, parks, and transport links.

The area forms part of the Glyder ward, known for its convenient access to amenities, green spaces, and a vibrant community shaped in part by the nearby university.

The home's traditional layout and proportions create a welcoming sense of space with accommodation briefly comprising: Entrance hallway, lounge, open plan L shaped kitchen and dining room with access to the rear garden. Floor landing area, three bedrooms and bathroom.

The property benefits from gas central heating, uPVC double glazing, front garden and shared access to the off road parking, single garage and garden room with power and light.

Early viewing advised and available with no onward chain.

## Entrance Hallway



A uPVC double glazed front door opens into the hallway having a walk-in understairs store room with an electricity meter, a consumer unit and an internal light. Radiator, a central heating thermostat, a smoke detector alarm and the following rooms off:

## Lounge 15'0" x 11'4" (4.58 x 3.46)



Having a recessed former fireplace, a double radiator, two wall shelves, a uPVC double glazed window and a coved ceiling with a smoke detector alarm.

## L Shaped Kitchen Diner



## Kitchen Area 15'3" x 8'3" (4.66 x 2.54)



with a range of fitted base and wall cupboard units having a fully integrated dishwasher, a built-in eye level fan assisted electric oven/grill, an integral wine rack and granite pattern rolled edge heat resistant worktops incorporating an inset 1½ bowl single drainer stainless steel sink with a monobloc tap and an inset 4-burner gas hob with an extractor canopy over. Tile effect vinyl flooring, tile effect splash backs to the worktops, a Worcester Greenstar 30Si wall mounted mains gas fired 'combi' boiler, a uPVC double glazed window, a painted pine 'T&G' panelled ceiling with a smoke detector alarm and a uPVC double glazed external door providing independent rear access. The kitchen then opens into the dining area.

## Dining Area



Having tile effect vinyl flooring, a double radiator, a uPVC double glazed window and a painted pine 'T&G' ceiling.

## First Floor Landing Area

A straight flight staircase then leads up from the reception hall to the first floor landing which has a uPVC double glazed window, a positive pressure ventilation system, a smoke alarm and access hatch to the roof space with a retractable aluminium ladder then provides access to a large insulated roof space with a fluorescent strip light fitting. Following rooms off:

## Bedroom 1 12'2" x 10'5" (3.72 x 3.20)



Front bedroom having a single radiator, a smoke detector alarm and a uPVC double glazed window through which there is a pleasant outlook over the playing fields on the opposite side of the road.

## Bedroom 2 10'11" x 10'5" (3.34 x 3.18)



Rear Bedroom having a fitted wardrobe with a hanging rail, shelving, twin sliding mirrored doors and an adjoining linen cupboard with pine slatted shelving, a single radiator, a uPVC double glazed window and a smoke detector alarm.

## Bedroom 3 7'8" x 6'11" (2.36 x 2.12)



Front Bedroom having a fitted 'cabin bed', a single radiator, a fitted 'desk', a wall mirror, a range of fitted cupboards, a smoke detector alarm and a uPVC double glazed window through which there is again a pleasant outlook over the playing fields on the opposite side of the road.

### **Bathroom 6'5" x 5'10" (1.98 x 1.80)**



Having a white suite comprising a panelled bath with a shower and a shower rail and curtain, a pedestal wash hand basin and a WC low suite. Mosaic tile effect vinyl flooring, PVC panelled walls, a 'ladder' style heated towel rail, a uPVC double glazed window and a painted pine 'T&G' panelled ceiling.

### **Outside/Garage/Garden Room**



To the front of the property, there is a lawned garden with slated borders, a variety of mature trees and shrubs, a gas meter cupboard and a coach lamp style light fitting.

A shared concrete driveway then leads to the rear of the property where there is a CONCRETED PARKING AREA and a DETACHED SINGLE GARAGE 20' 7" (6.30m) x 9' 0" (2.74m) having a metal up and over door, a uPVC double glazed window, three fluorescent strip light fittings and a side personal door. The garage is of concrete block construction with part PVC 'T&G' clad elevations under a mineralised felt covered roof.

GARDEN ROOM 11' 4" (3.46m) x 7' 6" (2.30m) having tile effect vinyl flooring, a double glazed window and an internal light.

To the rear of the property, there is a lawned garden with a paved patio, external lighting on automatic sensors, a clothes line and stained timber fencing.

### **Services**

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

### **Tenure**

We are advised by the vendors that the tenure is Freehold.

### **Energy Rating**

Band D.

### **Council Tax**

Band D.

### **Directions**

When you reach the mini roundabout adjacent to Morrisons, turn left into Ffriddoedd Road. Continue along for just under ½ a mile and the property will then be found on your left hand side.

VIEWING: By appointment through agents.

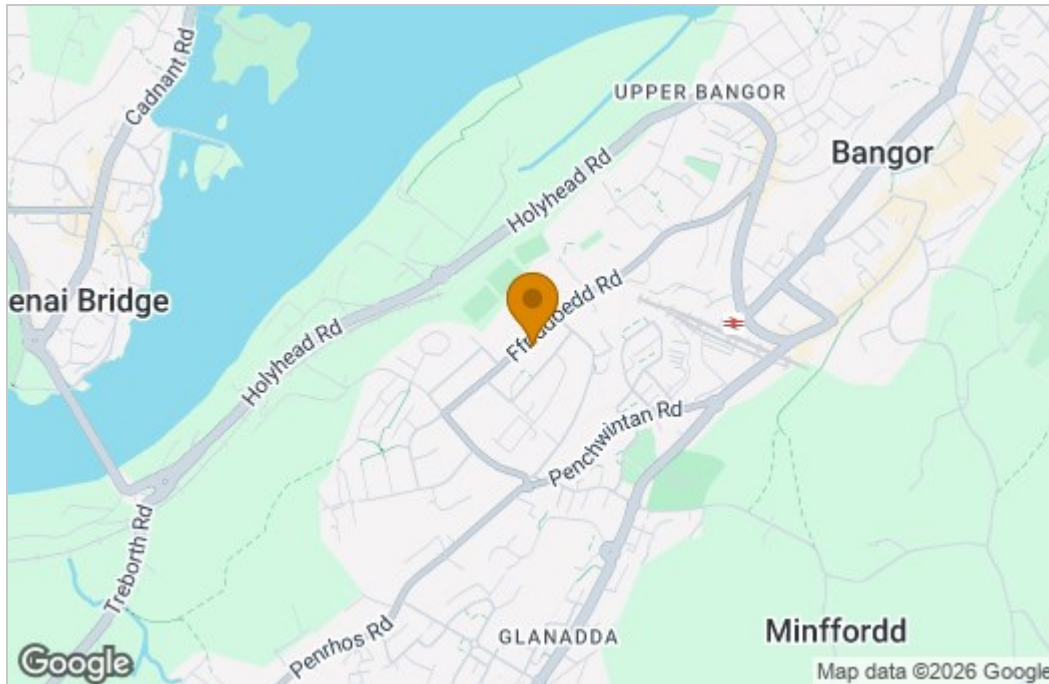
# Floor Plan



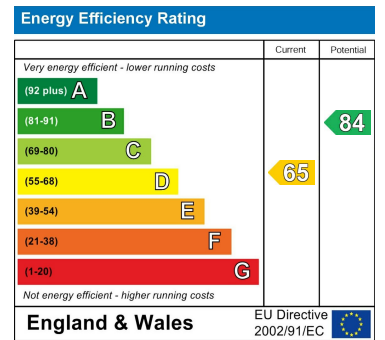
Total area: approx. 105.4 sq. metres (1134.9 sq. feet)

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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