



32, Bangor Street, Y Felinheli, LL56 4JD

Price £115,000

DESCRIPTION

OFFERS INVITED OVER £105,000 A rare opportunity to purchase a large mid terraced property enjoying views over the Menai Straights. The accommodation briefly comprises

DIRECTIONS

Situated on Bangor Road, Y Felinheli



Entrance through wooden door into

FORMER SHOP AREA/LIVING ROOM

L- Shaped 21'8" X 17'4" (max) 8'0" (min) (6.40 x 5.28 (max) x 2.43m (min)

Single glazed windows to front; electric heater (not tested) Some floor and wall units to kitchen area; built in cooker.

ROOM

10'3" X 9'0" (3.12 x 2.74 m)

window through to shop area.

INNER HALL

Door through to separate annexe.(described later)

From Inner hall stairs up to

FIRST FLOOR LANDING

steps up to

BEDROOM

10'2" X 11'5" (min) (3.09 x 3.47m)

Double glazed window x 2. views over the Menai Straits.

KITCHEN

12'1" X 7'9" (3.68 x 2.36m)

Some units; needs upgrading.

BATHROOM

Panelled bath; low level w.c.; hand wash basin.

LOUNGE

17'4" X 12'5" (5.28 x 3.78m)

Two double glazed windows; meter cupboard; two storage heaters.

Steps up to

BEDROOM/ATTIC ROOM

13'1" X 11'7" into eaves (3.98 x 3.53m)

Off road parking to the front

small garden.

SEPARATE ANNEX/FLAT

This can be accessed separately through the back or can be accessed through the main house.

BEDROOM

12'0" X 9'5" (3.65 X 2.87m)

Electric heater; double glazed window.

BATHROOM

Panelled bath qith overhead shower; low level w.c.; hand wash basin.

LIVING ROOM/KITCHEN

21'0" X 13'4" (6.40 x 3.96m)

Laminate flooring; Kitchen area with built in cooker. Door to outside.

Views of the Menai Straits.

VIEWING ARRANGEMENTS

Strictly by appointment through the selling agent, James Properties Telephone 01286 479031

IMPORTANT NOTICE

Services: None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as their working ability.

The property is in a Welsh Language area where Welsh has been the main language of the community for at least 1400 years and the basis of a rich culture. To maximise your enjoyment and appreciation of the culture of the country in which you hope to live, why not consider learning the language to allow you to be fully integrated into the community?

Welsh is also the principal medium of education for children in this area and details of Welsh courses can be obtained from the Welsh Language Board, Menter Iaith Gwynedd on 01766 512300 or from Meirion Dwyfor College on 01758 701385.

Mae'r eiddo yma mewn ardal Gymraeg ble mae'r iaith Gymraeg wedi bod yn iaith gymdeithas am beth bynnag 1400 o flynyddoedd ac yn sylfaen i'r diwylliant cyfoethog. I ehangu eich mwynhad a'ch gwerthfawrogiad o ddiwylliant y wlad lle'r ydych yn gobeithio byw, beth am feddwl am addysgu'r iaith i'ch galluogi i gyfrannu yn llawn i'r gwymdeithas?

Hefyd, mae plant yn cael eu dysgu drwy gyfrwng yr iaith Cymraeg yn yr ardal yma ac fe gewch fanylion o gyrsiau Cymraeg gan "Bwrdd yr Iaith Gymraeg" "Menter Iaith Gwyedd" ar 01766 512300 neu "Coleg Meirion Dwyfor" ar 01758 701385.

Regulated by RICS



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