



## York House, York Place, Bangor, LL57 1HE

Price OIRO £150,000

### DESCRIPTION

A 5 bedroom property currently being used as a HMO, and could be a spacious family home. Plenty of spacious rooms, kitchen and bathroom. The property is situated a few footsteps from the High Street of Bangor. Property includes spacious 5 bedrooms, kitchen and bathroom. The property could be a great investment as a multiple let, or a wonderful family home. There is potential to create parking spaces with the outside garden area.

### DIRECTIONS

Property is located opposite Gerards bakery on the Bangor High street. Driving directions - Take a left before the Varsity pub, and a left again for Caellepa. The property is located at the end of the road on the right.



## GROUND FLOOR

Hallway, leading to -

## BEDROOM 1

14'1 X 10'7 (4.2m x 3.2)

Double glazed window and radiator.

## BEDROOM 2

14'1 X 10'7 (4.2m x 3.2)

Double glazed window and radiator. Leading to -

## KITCHEN

13' X 11'1 (3.9m x 3.4)

Double glazed window, with access to back, and radiator.

## FIRST FLOOR

### BEDROOM 3

14 x 10'7 (4.2m x 3.22)

Double glazed window and radiator.

## BATHROOM

6'1 X 5'1 (1.85 x 1.55)

Bath with overhead shower, sink, toilet, radiator and double glazed window.

## BEDROOM 4

10'8 x 10'6 (3.25 x 3.2)

Radiator and double glazed window.

## BEDROOM 5

13'2 x 10'5 (4m x 3.1m)

Large bedroom, double glazed window and radiator.

## OUTSIDE

Garden space to the front of the property.



## 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 gwyndeithas?

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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