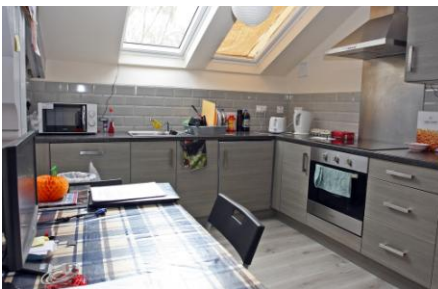




24 Tabernacle Chapel, Garth Road, Bangor, Gwynedd LL57 2RL •
New Price Offers Over £70,000

A modern apartment with a uniqueness all of its own.

- **Converted Chapel Apartment**
- **City Centre Location**
- **Modern Open Plan Design**
- **1 Double Bedroom & Shower Room**
- **Fully Fitted Kitchen & Sitting Room**
- **Electric Radiators**
- **Communal Gardens & Parking**
- **Ideal First Time Buy Or Rental**



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24 Tabernacle Chapel, Garth Road, Bangor, Gwynedd, North Wales LL57 2RL

Description

Part of a converted chapel and set close to the city centre, this first floor apartment has a modern open plan design, with a galleried Double Bedroom above. Currently generating £550 per calendar month as a rental investment, it would also make an ideal first time buy. The accommodation comprises of an open plan Sitting Area that includes a modern fitted Kitchen with Grey units and topped with a dark grey work surface, an electric oven and hob with a stainless steel splash back and also an integrated fridge/freezer, washing machine and tumble dryer. A compact, laminated Shower Room is located in the corner next to the turning staircase to the Galleried Double Bedroom. The property has been fitted with electric heaters and is in good condition throughout. Viewing is essential to fully appreciate this unique city centre apartment.



Location

Bangor is a vibrant cosmopolitan city, regarded as the "City of Learning" with the university providing courses and facilities that attract students from all around the world. There are plentiful schools and further education facilities complimented by the vast range of amenities that include excellent high street shopping, out of town retail parks, numerous supermarkets, a mainline railway station and a public swimming pool. At the heart of the City is the recently opened Pontio arts centre offering something for everyone all year round. The A55 expressway is only a short drive away allowing easy access to the Isle of Anglesey, the North Wales coastline and beyond. Lying in the shadows of the Snowdonia National Park, Bangor is perfectly placed for all outdoor activities.

Property Features

Entrance Hall

Kitchen/Sitting Room: 16' 5" x 9' 1" (5.02m x 2.79m)

Shower Room: 5' 8" x 4' 5" (1.75m x 1.37m)

Landing

Gallery Bedroom: 22' 4" x 9' 1" (6.83m x 2.79m max)

Outside

A communal lawned garden is to the front whilst to the rear is a resident's private parking area.

Tenure

We have been informed that the tenure is Leasehold.

Heating

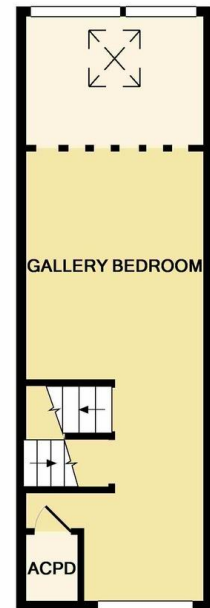
Electric Heating. The agent has tested no services, appliances or central heating system (if any).

Services

We are informed by the seller that this property benefits from Mains Water, Electricity and Drainage.

Directions

From Bangor railway station proceed along Deiniol Road to the Asda roundabout. Take the first exit, continuing along Garth Road. At the Marks and Spencer traffic lights go straight ahead and after approximately 200 yards Tabernacle church is on your left.



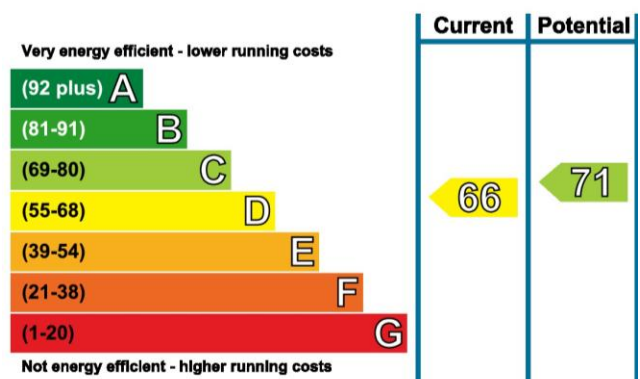
GROUND FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwyngedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gcontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.