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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 gwirad 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 gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

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.



76 Y Bae, Bangor, Gwynedd LL57 2SZ • New Price £140,000

A superb waterfront setting – why not choose your new home in this exhilarating development

- New Build First Floor Apartment
- 1 Bedroom & Contemporary Bathroom
- Fully Fitted Living Kitchen With Balcony
- Ideal For A Professional Person/Single
- uPVC Double Glazing & Gas Central Heating
- Located On The Popular Y Bae Development



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156 High Street, Bangor, Gwynedd LL57 1NU

76 Y Bae, Bangor, Gwynedd LL57 2SZ North Wales



Description

A new build 1 Bedroomed First Floor Apartment located within the popular Y Bae development, home to a range of distinctive residences and townhouses situated in a unique setting overlooking Hirael Bay and within easy walking distance of the centre of Bangor. The apartment as you would expect of a new build, is light and bright and fitted out so that moving in will be a simple and easy task. The kitchen area comes with a built-in hob, oven, fridge/freezer and washing machine and patio doors open to a balcony. Coming fully uPVC double glazed and with gas central heating, the accommodation comprises: Entrance Hall, Living Kitchen, sizeable Bedroom and Bathroom.

Location

Y Bae is a development situated on a waterfront setting off Hirael Bay. The residences were purposely designed to complement the beautiful marine surroundings, the watercolour elevations reflecting the local environment with innovative design styling. The seafront and Victorian pier are practically on your doorstep whilst the city centre and university are also within easy reach. Bangor is a thriving city boasting a good choice of schools, a general hospital, 18 hole golf course, swimming pool, leisure and fitness facilities and a wide variety of well known and local retail outlets within the city centre. There is also an excellent out of town retail park plus many cafes, restaurants and public houses. The eye-catching Pontio arts centre is now open, offering a diverse cultural experience. The A55 expressway is just a short drive away allowing easy access to the beautiful Isle of Anglesey, the stunning Snowdonia National Park and the eastbound North Wales coastal resorts and attractions.

Property Features

Entrance Hall

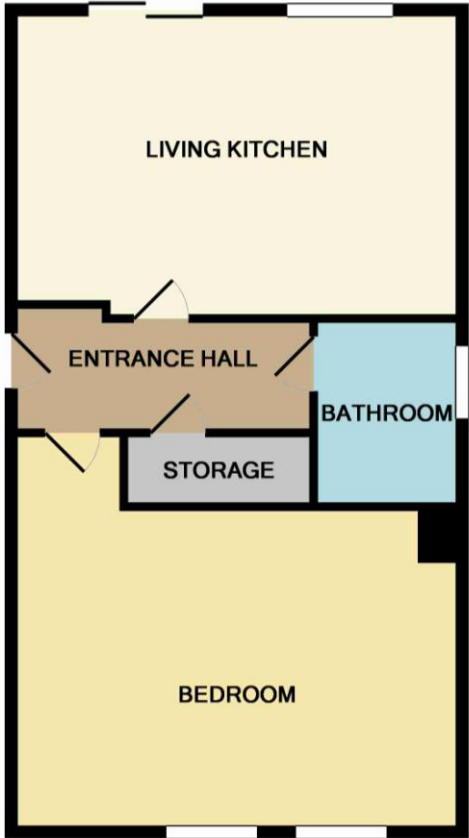
Living Kitchen: 16' 9" x 11' 6" (5.13m x 3.51 m max)

Bedroom: 16' 9" x 15' 1" (5.12m x 4.61 m max)

Bathroom: 5' 6" x 7' 0" (1.69m x 2.14m)

Outside

To the ground level is a communal bin storage area. Off the kitchen, patio doors open to a timber decked balcony with a glazed stainless steel balustrade.



TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 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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Directions

From the centre of Bangor, proceed northward along the A5 passing the swimming pool on your right. Follow the road to the right onto Beach Road and turn left just after the Texaco filling station in Y Bae. Keeping to the left, you will find the property shortly on your right hand side.

Services

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

Heating

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

Tenure

We have been informed the tenure is Leasehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01248 371212
Email: bangor@dafyddhardy.co.uk

Energy Performance Certificate

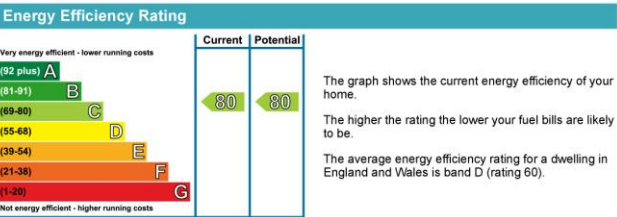
49a, Y Bae, BANGOR, LL57 2SZ
Dwelling type: Top-floor flat
Date of assessment: 18 March 2016
Date of certificate: 18 March 2016
Reference number: 9488-4073-7387-3866-2974
Type of assessment: SAP, new dwelling
Total floor area: 51 m²

Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 981

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 582 over 3 years	£ 582 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 981	£ 981	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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