



“As first time buyers we didn't have a clue... 75point3 made it all seem so simple.”

“When we decided it was time to move to a bigger home 75point3 helped us find the perfect mortgage deal.”

**Mortgage advice?**  
**Let us point you in the right direction.**

Buying your first property with Help to Buy or moving up the property ladder? It's never been more important to get the right financial advice. That's why Dafydd Hardy have teamed up with independent mortgage advisers 75point3 to help you find the right mortgage deal.

Just ask at your local Dafydd Hardy office.

- PROPERTY SALES AND LETTINGS  
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  - caernarfon 01286 677774
  - holyhead 01407 766828
  - llangefni 01248 723322
  - menai bridge 01248 711999



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

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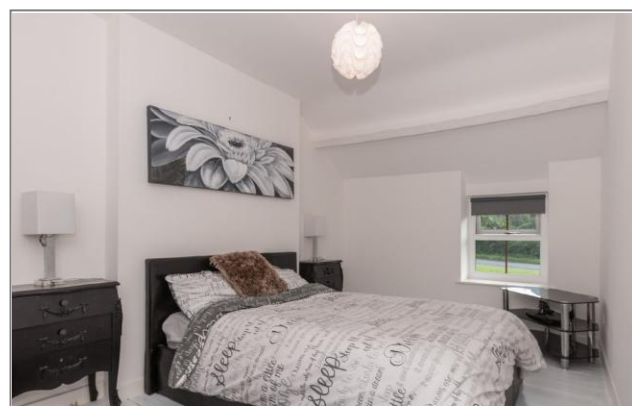
**Llys Orwig, Caernarfon Road, Bangor, Gwynedd LL57 4DB • £215,000**  
*Exceptional accommodation on a generous plot - you will be pleasantly surprised!*

- **Sizeable Detached Welsh Stone Cottage**
- **Recently Modernised & Highly Contemporary**
- **3 Bedrooms, En-Suite & Shower Room**
- **Lounge With Multi-Fuel Stove & Tri-Folding Doors**
- **Modern Kitchen, Dining Room & Utility**
- **Sunny Southerly Facing Aspect**
- **uPVC Double Glazing & Oil Central Heating**
- **Large Wooded Garden & Decked Patio**
- **Plentiful Off Road Parking**
- **Highly Convenient For Bangor & A55**



**bangor@dafyddhardy.co.uk | 01248 371212**  
156 High Street, Bangor, Gwynedd LL57 1NU

**Llys Orwig, Caernarfon Road, Bangor, Gwynedd North Wales LL57 4DB**



**Description**

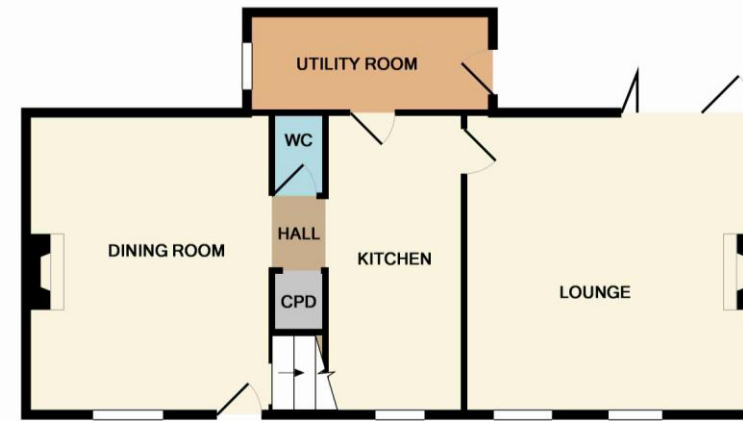
Now here's a real treat for you - an eclectic mix of old and new - proving that traditional and contemporary can live in perfect harmony. This spacious Detached Stone Cottage has been extensively refurbished and modernised, providing excellent family accommodation and resides within approximately 1/2 Acre of garden grounds and woodland. The striking bright and minimalist interior makes the very most of the light which streams in, something which is advantageous given its pleasant southerly aspect. Both reception rooms feature multi-fuel stoves with the larger stove to the principal lounge bound to create a warm glow during the colder months. The lounge even features tri-folding doors which open to a newly made decked patio. The main bedroom has en-suite facilities and there is also a family shower room which could accommodate a bath should this be deemed necessary. There's the advantage of plenty of off-road parking and the sizeable wooded garden, which has been partly cleared and levelled, offers much scope to be landscaped just to your liking. Benefiting from oil central heating and uPVC double glazing throughout, the accommodation briefly comprises: Dining Room, Hall/Wc, Kitchen, Utility Room, Lounge, Landing, 3 Bedrooms, En-suite and Shower Room.

**Location**

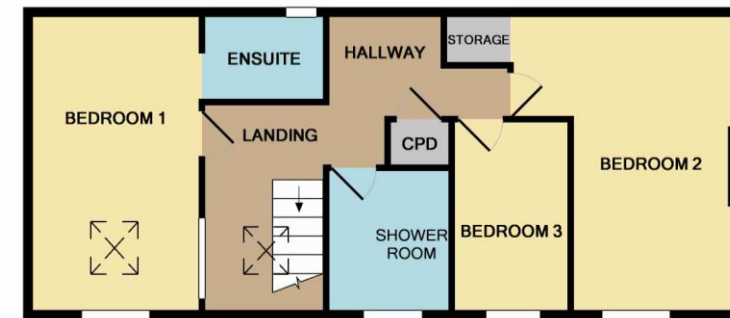
Set in a wooded lay-by just off Caernarfon Road at the southern edge of Bangor, this property is within easy reach of the University and the thriving city centre. Bangor boasts a good choice of schools, a general hospital, 18 hole golf course, swimming pool, leisure and fitness facilities and a wide variety of well known and local retail outlets within the city centre including out of town retail parks plus many cafes, restaurants and public houses. The eye-catching 'Pontio' arts centre with theatre and exhibition facilities offers a diverse cultural experience. The A55 expressway is also within close proximity 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**

- Dining Room:** 12' 4" x 15' 2" (3.76m x 4.63m)
- Wc**
- Kitchen:** 6' 1" x 15' 1" (1.86m x 4.62m)
- Utility Room:** 12' 2" x 5' 0" (3.72m x 1.53m)
- Lounge:** 14' 11" x 15' 1" (4.56m x 4.60m)
- Landing**
- Bedroom 1:** 8' 8" x 15' 1" (2.66m x 4.60m)
- En-Suite**
- Bedroom 2:** 8' 11" x 15' 1" (2.72m x 4.62m)
- Bedroom 3:** 5' 10" x 9' 8" (1.79m x 2.95m)
- Shower Room:** 6' 3" x 7' 6" (1.91m x 2.29m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 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.  
Made with Metropix ©2016

**Outside**

A large lay-by to the front provides plentiful off road parking and whilst this is not within the Title, it is generally not used for any other purpose. The cottage has a forecourt garden and a recently installed decked patio to the rear, currently in the process of having a roof installed. A driveway has been created to the side and leads to a substantial garden/woodland which has been partly cleared and levelled.

**Directions**

From the centre of Bangor, follow the A487 (Caernarfon Road) in the direction of Caernarfon. Proceed past the Tesco superstore and beneath the A55 fly-over and at the next mini-roundabout, proceed straight over. You will see the property after approximately 200 yards on your right hand side.

**Services**

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

**Heating**

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

**Tenure**

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

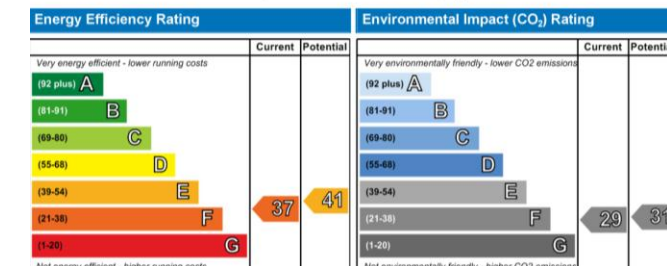
**Viewing by Appointment**

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

**Energy Performance Certificate**

Llys Orwig Caernarfon Road BANGOR LL57 4DB	Dwelling type: Date of assessment: Date of certificate: Reference number: Type of assessment: Total floor area:	Detached house 12 May 2011 15 May 2011 8909-6125-6180-8062-8996 RdSAP, existing dwelling 106 m <sup>2</sup>
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	368 kWh/m <sup>2</sup> per year	342 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.7 tonnes per year	9.1 tonnes per year
Lighting	£85 per year	£52 per year
Heating	£1,144 per year	£1,342 per year
Hot water	£129 per year	£117 per year

You could save up to £117 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figure do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

