



GROUND FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 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.
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Y Gorlan, Pentir, Bangor, Gwynedd LL57 4UY • £350,000

A beautiful executive home in a quiet rural village location.



- Beautiful Detached Family Home
- Planning Permission In Place For Extension
- 5 Bedrooms: 4 Generous Size Bedrooms & 1 Single Bedroom (which could be used as a Dressing Room/Office)
- Generous Size Lounge
- Impressive Kitchen With Views Across The Garden
- Stylish Family Bathroom
- Well Presented & Tastefully Decorated
- Spacious Garden & Conservatory
- Extensive Off Road Parking
- Oil Fired Central Heating & Double Glazing
- EPC Band: D



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156 High Street, Bangor, Gwynedd LL57 1NU

Y Gorlan, Pentir, Bangor, Gwynedd LL57 4UY North Wales



Description

If you are looking for a larger home with lots of outdoor space, be sure to put this impressive modern, Detached Family home at the very top of your viewing list! Set in the highly sought after village location of Pentir, with great road links to Bangor and Caernarfon, and the A55 expressway just a few minutes' drive away, this generous size, executive style house is perfectly located for commuting and exploring the beautiful surrounding countryside. The spacious and tastefully decorated accommodation briefly comprises of a good size, stone clad Entrance Porch with a slate tiled floor that leads you through to the spacious Hallway. This wide and welcoming hallway has a cream ceramic tile floor that includes an impressive central design feature and a polished wood staircase to the first floor. Further along, the Hall opens out into the luxurious fully fitted Kitchen, where a new "Esse" range oven fits perfectly into a brick arched surround. The cream base and wall units are complimented by black granite work surfaces, white brick style tiling and a double Belfast sink. Off the Kitchen is a large uPVC Conservatory Lounge with ample space for a family dining table and a couple of easy chairs for you to sit and relax in whilst looking out onto the garden. The main Lounge area is at the front of the property and features a south facing bay window as well as a decorative fireplace with a wooden mantle piece and a slate hearth. A second Reception Room, currently being used as an office, is on the opposite side of the hallway and could be easily utilised as a 5th ground floor Bedroom. Completing the ground floor is a stylish, fully tiled Bathroom with a marble tile floor, a white jet bath suite and a separate shower cubicle.



Upstairs, off a light and airy landing are a further 4 Bedrooms made up of 3 generous size Double Bedrooms with the Master Bedroom enjoying an En-Suite shower room and a smaller Single Bedroom to the rear which could alternatively be used a Dressing Room or Office. The property has wood effect, uPVC Double Glazing throughout and is warmed by an Oil fired Central Heating System. In addition, planning permission has been granted to extend the property at the side to incorporate a further Bedroom, Reception Room, Gym/Hobbies Room and Garage - planning number (C16/1247/25/LL). We highly recommend that you book a viewing soon to fully appreciate this spacious and well presented home that's ready for you and your family to move straight into.

Location

The property is located in the centre of the rural village of Pentir, within walking distance of Moel Y Ci where there are some excellent footpaths and walks available. The Village is only a short distance away from the university city of Bangor and the A55 expressway. There are two petrol stations nearby both with a convenience store, and the village of Pentir has a very popular public house, The Vaynol Arms. Pentir is ideally located for quick and easy access to Bangor and its hospital (Ysbyty Gwynedd), as well as Caernarfon, Anglesey, and the North Wales coast.



Property Features:

Entrance Porch & Hallway

Lounge: 14' 9" x 11' 10" (4.51m x 3.63m)

Kitchen: 23' 6" x 8' 9" (7.17m x 2.68m)

Conservatory: 12' 1" x 9' 6" (3.70m x 2.90m)

Bathroom: 8' 9" x 7' 9" (2.68m x 2.38m)

Bedroom: 5 11' 10" x 10' 5" (3.63m x 3.20m)

First Floor Landing

Master Bedroom: 11' 7" x 10' 9" (3.54m x 3.28m)

En-Suite: 10' 9" x 3' 2" (3.28m x 0.97m)

Bedroom 2: 14' 9" x 9' 11" (4.51m x 3.03m)

Bedroom 3: 13' 7" x 10' 5" (4.15m x 3.20m)

Bedroom 4: 8' 8" x 7' 7" (2.66m x 2.32m)

Outside

Surrounding the property is a large level garden that is mostly laid to lawn with an extensive off road parking area to the front and side. In the rear garden you will find a single shed, and a lovely sheltered seating area made from local slate and stone with an uninterrupted view across neighbouring farm fields to the mountains of Snowdonia in the distance. The garden is also surrounded by a newly built wall, also made with local slate and stone.

Directions

From our Bangor office proceed towards Bethesda/Betws y Coed along the A5. On reaching the roundabout at junction 11 of the A55, proceed straight across (for Betws y Coed) and at the next roundabout take the second exit onto the A4244 in the direction of Caernarfon. Continue for about a mile and take the right hand turning signposted for Caerhun. Take the next turning on your right and Y Gorlan will be on your left.

Services

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

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