



11 Plas Y Coed Porth Penrhyn Bangor LL57 4FL  
Freehold Semi Detached  
£269,500

- Stylish Modern Semi-Detached House Located On Sought After Small Residential Development
- 3 Bedrooms/2 Bathrooms/1 Reception
- Good Sized Enclosed South Facing Landscaped Rear Garden
- Off Road Parking For 2 Vehicles
- Porth Penrhyn Area On Periphery Of Bangor
- Council Tax Band D £2238.78 2024/2025, EPC B
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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### Property Summary

A Very Well-Appointed Modern And Stylish Contemporary Semi-Detached Home Situated On A Quiet, Sought After, Cul-De-Sac In Porth Penrhyn, Conveniently Located To Local Amenities And Within Easy Access To The A55 Expressway Together With The City Centre & The Victorian Bangor Pier. The Property Is Only A Few Minutes' Walk To The Beach, Cycle Path And Coastal Path Along With Porth Penryn That Includes A Fish Monger. Beautifully Landscaped Rear Garden & Off-Road Parking For Two Vehicles Together With Overspill Parking Close By. Also Benefits From The Reside Of An NHBC Warranty Until 2028. Viewing Both Internally & Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing along with hard wired smoke and carbon monoxide detectors, briefly comprises front door into the entrance hallway with door through into the living room, door into a useful Wc/cloakroom with low flush Wc, pedestal wash hand basin, karndean flooring, frosted window to front aspect, Xpelair fan, inner hall with stairs leading up to first floor landing, living room with window to front aspect, karndean flooring and door through into the kitchen/diner briefly comprising base and wall storage cupboards with complementary work surfaces, one and a half bowl sink with mixer tap, integrated dishwasher, integrated washer/dryer, built under electric fan oven with ceramic hob and chimney style extractor over, integrated fridge/freezer, useful understairs storage cloakroom, karndean flooring, recessed lighting, window to rear aspect and French style patio doors leading out to the beautifully landscaped rear gardens.

The first floor briefly comprises landing with window to side aspect, slingsby style ladder to boarded loft space with light point, door leading off into main bedroom en suite with window to front aspect, built in mirrored wardrobes, door through into an en suite bathroom briefly comprising a walk in shower cubicle with mains shower with complementary tiled surround, low flush Wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, complimentary wall tiling, low maintenance flooring, recessed lighting and frosted window to front aspect, bedroom 2 with window to rear aspect overlooking the gardens, bedroom 3 with window to rear aspect overlooking the gardens and main bathroom suite briefly comprising a panelled bath with shower over and glass screen together with complementary tiled surround, low flush Wc, pedestal wash hand basin, chrome heated towel rail, recessed lighting, low maintenance flooring, complimentary wall tiling and Xpelair fan

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### Externally

Outside to the front of the property is manageable size low maintenance garden with a stone wall, whilst to the side is a block paved off road parking area for 2 vehicles. timber gate leads through to the south facing beautifully landscaped enclosed rear garden, large lawn area, porcelain paved patio area, established beds, insulated timber garden shed, secondary PVC storage shed, external water point, external lighting, gated access to the front driveway, enclosed by fencing and onward access to the kitchen/diner. Note- overspill parking for visitors available close by.

### Location

Plas Y Coed is located on lovely development, ideally positioned on the outskirts of Bangor, close to the A55. Together with the city centre & the Victorian Bangor pier. The property is only a few minutes' walk to the beach and coastal path along with Porth Penryn.

### Agents Note

We have been informed by the vendor that there are maintenance charges of approximately £300 per annum that cover Shrub maintenance, street lighting and maintenance of private road.

Council Tax Band D £2238.78 2024/2025

Broadband- Up To 743 Mbps

### Exact Location

what3words ///unleashed.talked.elections

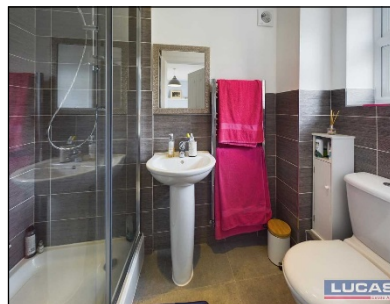
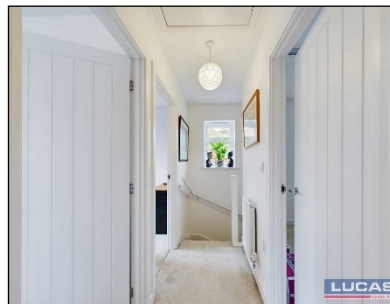
<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

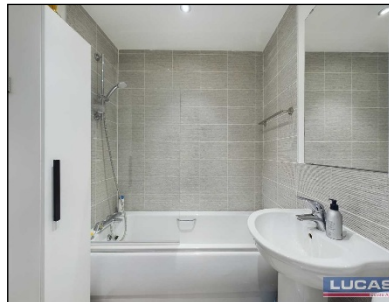
### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

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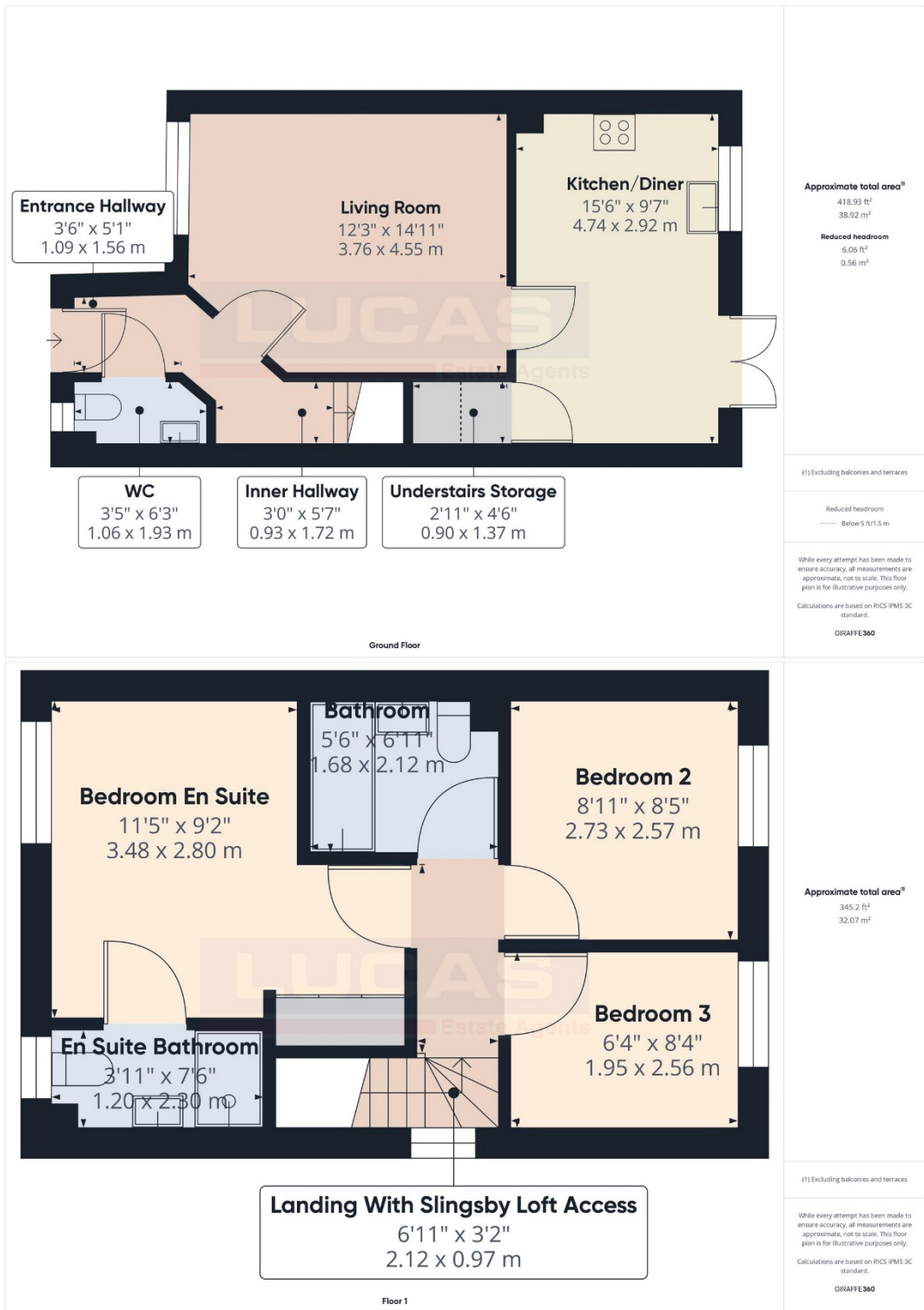


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

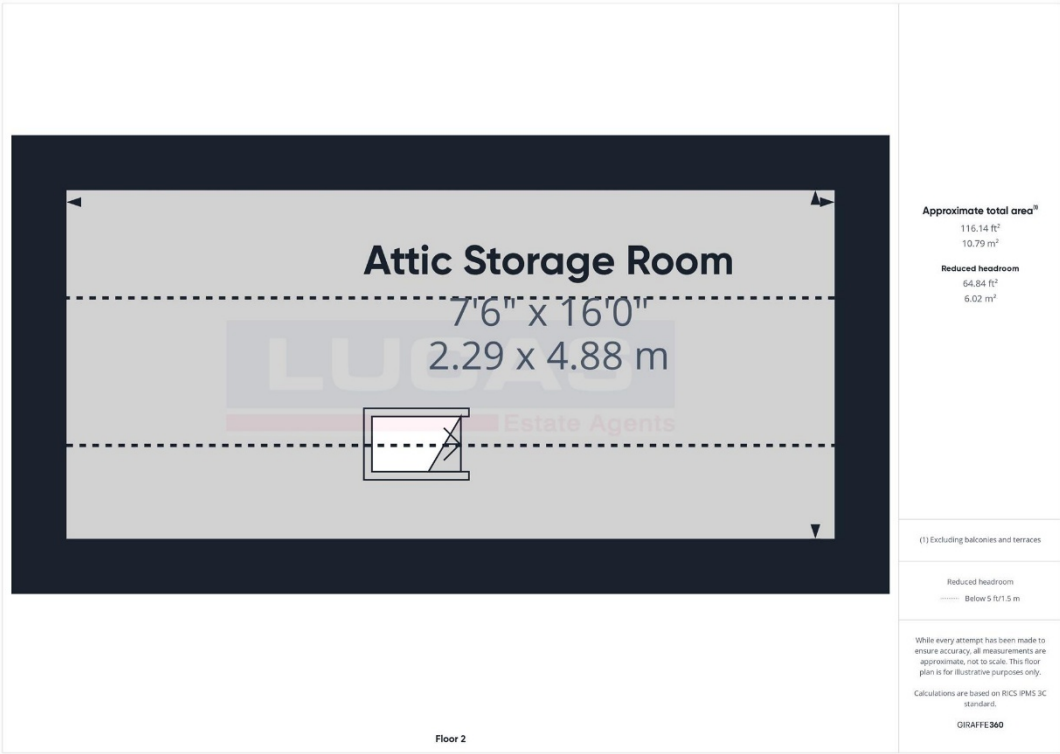
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9838-1999-7389-5753-0900>

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