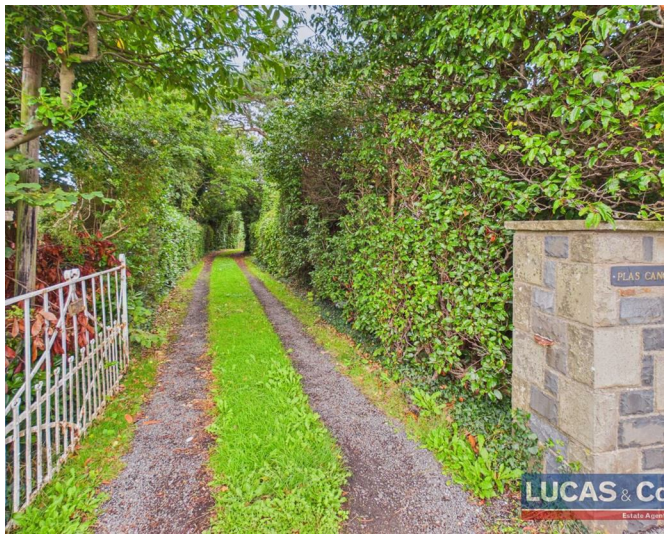






Plas Canol, 172, Penrhos Road

Bangor Gwynedd LL57 2BX

- A 19th Century Detached Family Residence set within approx 3/4 Acre
- Renovation Project to Restore
- Located Conveniently for the Hospital Ysbyty Gwynedd and University
- Council Tax Band F
- Approached via a Gated Private Drive
- Outbuildings and Extensive Grounds
- 3 Bedrooms, 3 Receptions, 2 Bathrooms
- EPC Rating: F



£425,000 Freehold







On Arrival
The property is approached via a gated entrance and a private leafy drive leads to the property.

Parking
There is ample off road parking for several vehicles as well as a double garage/workshop.

Reception Hallway
8'6" x 13'0"
An original half glazed timber door leads you into the large reception hallway of this historic building, original parquet flooring, original fireplace and timber detailing. With doors leading off into the principal ground floor rooms and staircase to the first floor.

Drawing Room
18'5" x 13'11"
A large drawing room with double aspect windows to the front and rear aspects of the property. Original fireplace , three single radiators and pendant light fitting.

Sitting Room/Study
12'4" x 12'11"
With large window overlooking the front lawn, an original feature granite fireplace with red tile hearth, parquet flooring and wood paneling detail to ceiling. Two single radiators and pendant light.

Dining Room
10'4" x 16'5"
Located off the inner hall and adjacent the kitchen, the dining room features a bay window overlooking the private front lawn to the front aspect of the property. Fitted cupboards and recessed area, along with two single radiators and pendant light.

Kitchen
14'4" x 9'0"
An original 1960s kitchen with window overlooking the rear aspect of the property, with access to utility room. Radiator and fluorescent tube light.

Utility Room
6'2" x 11'5"
A small utility room housing the boiler, with storage cupboard with window and a half glazed door leading out to the side of the property.

Rear Hallway
13'7" x 4'6"
With door to the rear garden and parking area, small window, single radiator and pendant light.

Inner Hallway
9'0" x 4'4"

Ground Floor Shower Room
10'6" x 3'2"
Bi-fold doors lead into a ground floor shower room, with shower cubicle, wall hung basin and wc. Window with privacy glass to rear aspect of property. Single radiator and ceiling light.

First Floor Landing
24'8" x 2'8"
The landing offers access to all bedrooms and bathroom on first floor. Small window with deep window sill and single radiator.

Bedroom 1
18'4" x 13'11"
A large bedroom with double aspect windows with deep window sills. Original feature fireplace. Two single radiators and pendant light.

Bedroom 2
12'4" x 13'7"
Another double bedroom with large low window overlooking the front aspect of the property. Two single radiators and pendant light.

Bedroom 3
9'2" x 11'1"
With window overlooking the front aspect of the property, single radiator and pendant light.

Bathroom
8'6" x 8'6"
A spacious family bathroom with original 1960s suite, bath, pedastal basin and wc. Window overlooking the front aspect of the property, with low deep window sill. Single radiator and pendant light.

Garage/Workshop
15'0" x 17'0"
A stone built garage/workshop under a flat roof.

Outside
The property sits in just under 3/4 Acre of lawned gardens, mature trees, bushes and shrubbery. Within the grounds is a stone built double garage/workshop, and the remains of old stone outbuildings.

Services
Mains gas central heating, mains water and drainage, mains electric.
Council Tax Band: F
EPC: F

Location
Plas Canol is located just off Penrhos Road in Penrhosgarnedd, Bangor. Very conveniently placed for the Hospital only a 2 minute drive, as well as Bangor University, Primary and Secondary schools,















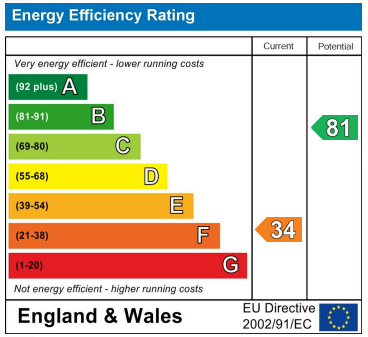


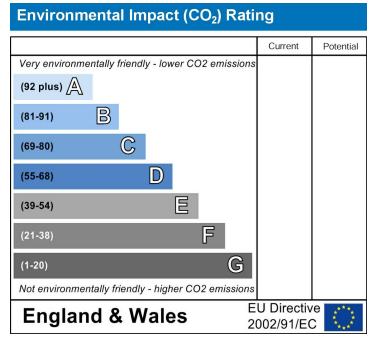


with excellent links to the A55 Expressway.
EXACT LOCATION: WHAT 3 WORDS
///outlast.spoiled.earlobes

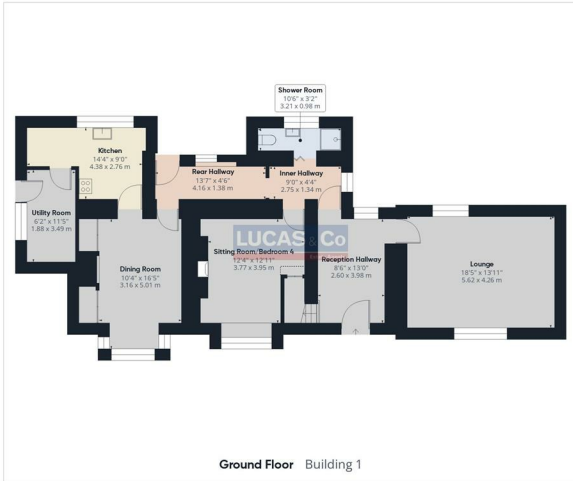
NOTES

The property requires significant restoration. No Survey has been conducted by the seller. Although an historic building, the property is not listed.

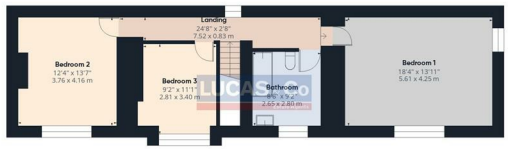




Local Authority Gwynedd
Council Tax Band F
EPC Rating F



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

2015 ft²
187.3 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.