



# DAFYDD HARDY

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**FOR SALE**  
AR WERTH



**19 Tabernacle Chapel, Garth Road, Bangor, Gwynedd LL57 2RL • £80,000**

*An apartment within a Grade II Listed chapel in the heart of the city and just perfect for all amenities!*

- 2 Storey First Floor Apartment
- Set Within A Grade II Listed Former Chapel
- 2 Bedrooms & Shower Room
- Tenants Secured Until June 2020
- Generating An Income Of £694.00 PCM
- Electric Economy 7 Heating
- Communal Garden To The Front
- Residents Parking To The Rear
- Close To City Centre & University
- Ideal First Time Purchase Or Investment
- EPC Band: E



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## 19 Tabernacle Chapel, Garth Road, Bangor, Gwynedd, North Wales LL57 2RL

### Description

An opportunity to purchase a 2 Bedroomed 2 Storey First Floor Apartment situated within a grand converted Grade II Listed chapel in a particularly convenient location within the city of Bangor, offering the ultimate in convenience for amenities and university campus. There are currently tenants secured until June 2020 generating an income of £694.00 per calendar month. We would consider this property to be not only a perfect candidate for a first time buyer but a worthwhile investment to generate income as student let accommodation. This former chapel has some interesting architectural features, some of which can be seen within this apartment with deep window sills and beamed/arched ceilings to the bedrooms. The accommodation, which benefits from Economy 7 electric storage heating comprises: Hall, Lounge, Kitchen, Landing, 2 Bedrooms and Shower Room. Externally there is a communal lawned garden whilst to the rear is a residents car park.

### Location

Bangor is renowned as the 'City of Learning' with the university providing the courses and facilities that attract students worldwide. Tabernacle Chapel is positioned centrally, offering the ultimate in convenience. The city has a wide range of famous name shopping outlets, supermarkets and out of town shopping facilities. Bangor also boasts a large indoor swimming pool, a hill top golf course, plenty of restaurants, bistros and eateries. Bangor also has a large bus station and mainline railway station providing links for the North West coast and the Isle of Anglesey. You couldn't want for anything!

### Property Features

#### Entrance Hall

**Living Room:** 17' 0" x 12' 11" (5.19m x 3.96m max)

**Kitchen:** 5' 2" x 8' 4" (1.59m x 2.56m)

#### Landing

**Bedroom 1:** 9' 10" x 14' 0" (3.00m x 4.28m)

**Bedroom 2:** 8' 0" x 11' 1" (2.44m x 3.40m)

#### Shower Room

**Outside:** There is a spacious residents car park located to the rear and communal lawned gardens to the front.

**Tenure:** We have been informed that the tenure is Leasehold.

**Heating:** Electric Economy 7 Heating. The agent has tested no services, appliances or central heating system (if any).

**Services:** We are informed by the seller that this property benefits from Mains Water, Electricity and Drainage.

**Directions:** From our Bangor office, proceed along the High Street towards the railway station. At the traffic lights, bear right and then right again onto Deiniol Road. Follow Deiniol Road over two roundabouts and continue onto Garth Road where you will find Tabernacle Chapel on the left hand side, just beyond Dean Street and Aldi's supermarket.

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 274 SQ.FT.  
(25.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.3 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 62017

### Energy Performance Certificate

HM Government

Flat 19, Tabernacle Chapel, Garth Road, BANGOR, LL57 2RL

Dwelling type: Top-floor maisonette  
Date of assessment: 13 June 2019  
Date of certificate: 17 June 2019  
Reference number: 8704-4874-2529-9596-5613  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 57 m<sup>2</sup>

Use this document to:

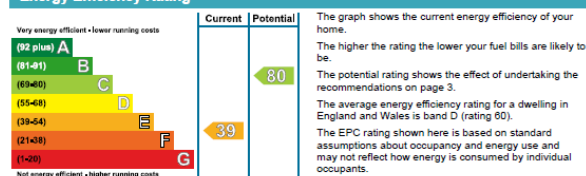
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,011
Over 3 years you could save	£ 2,715

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 150 over 3 years	 You could save £ 2,715 over 3 years
Heating	£ 3,387 over 3 years	£ 869 over 3 years	
Hot Water	£ 477 over 3 years	£ 477 over 3 years	
Totals	£ 4,011	£ 1,296	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,167
2. Internal or external wall insulation	£4,000 - £14,000	£ 933
3. Floor insulation (suspended floor)	£800 - £1,200	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.