



**109 Caernarfon Road, Bangor, Gwynedd, LL57 4LN**

**£1,862 per month**

*Furnished*

Modern 4 bedroom Student property located on Caernarfon Road, close to the Railway Station. The property has 4 double bedrooms all fitted with modern furniture and carpets. Communal lounge with TV, kitchen with large fridge freezer, washer and dryer. Modern shower room and garden area to rear. Bills included along with No summer retainers or tenant fees.

- Sought after 4 Double Bedroom Student Property
- Electric, Gas, Water and High speed fibre internet included
- Large Lounge with TV
- No summer retainers or tenant fees
- Deposit £250.00 per person with a UK based guarantor
- Landlord managed property

# 109 Caernarfon Road, Bangor, Gwynedd, LL57 4LN

## Property

109 Caernarfon Rd, Property Details

Newly re-furnished property designed to the highest standard by the Bondo team.

We are a company that specialises in luxury accommodation for young professionals and responsible students. This project was completed in August 2020 and has four double bedrooms a spacious living room, Ikea kitchen and a brand new shower room.

The house has quality furniture and fittings, mainly from the Habitat and the Ikea 2020 collection.

## LIVING ROOM

The main hub of the house is the spacious and comfortable open plan living room which leads on to the kitchen. It's ideal for socialising and has two comfortable Ikea sofas and a smart TV included in the price. We have also added a dining table and chairs.

## KITCHEN

Ikea kitchen units have plenty of storage space and the white Metro tiles provide a retro style. We have installed quality appliances, including a brand new, large fridge freezer, stainless steel oven, hob and extractor, dishwasher, washing machine and a tumble dryer. Even the sink and designer tap are brand new!

## BEDROOMS

The whole house has been tastefully decorated by our team, including inspirational artwork and beautiful mirrors. All four bedrooms have brand new Ikea double beds, with brand new Ikea mattresses, Ikea wardrobes and chest of draws, so plenty of storage space. We have also included stylish Ikea desks, chairs and funky new Ikea light fittings. The bedrooms are mainly painted chalk white, they have new carpets and the curtains and blinds have just been fitted.

## BATHROOM

Spacious shower room with a newly tiled shower, new glass enclosure and plenty of storage space.

## GREEN CREDENTIALS

The property has been properly insulated and has a brand-new energy efficient boiler, new radiators throughout and double glazing.

## INTERNET

We understand the importance of high speed, reliable broadband. That's why we've installed the fastest broadband possible on the street. Our favourite provider is Plusnet they are reliable and have excellent customer service.

## GARDEN

There is a beautiful garden to the back of the house and access from the side if you have a bike. The ornate garden is ideal for Summer BBQ's and also has a garden table and four chairs to relax and enjoy the wildlife.

T: 01248 35 35 44

E: [students@dafyddhardy.co.uk](mailto:students@dafyddhardy.co.uk)

[www.dafyddhardy.co.uk](http://www.dafyddhardy.co.uk)

DAFYDD HARDY ESTATE AGENTS LIMITED Company number 03733706, Victoria House, Plas Llwyd Terrace Bangor, Gwynedd, LL57 1UB

## Disclaimer

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan 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. Floorplans made with Metropix ©2007.