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17 Cae Gweithdy, Menai Bridge, Isle of Anglesey LL59 5QZ

Asking Price: £250,000

EPC Rating: C

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Summary

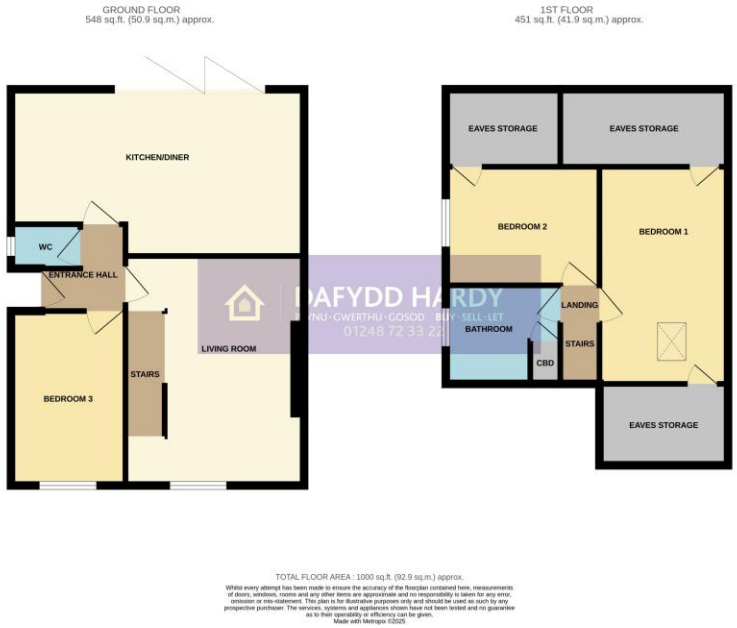
An immaculately presented 3 Bedroom, Semi-Detached Dormer Bungalow ideally situated within a popular residential neighbourhood on the outskirts of Menai Bridge. The home has been renovated throughout and has been finished to a very high standard. There are lovely views of the distant mountain range from the front of the property that can be greatly appreciate from the first floor bedroom and Living Room. Approaching the home is a sizeable Driveway that provides good Off-Road Parking space. Entering the home via the front door, you are lead into the Entrance Hall, from which leads first the downstairs double Bedroom, the comfortably sized Living Room that features a gas fire (currently disconnected), a convenient downstairs WC, and at the rear of the home is an impressive Kitchen/Diner with the kitchen having elegant fitted units and a central island that all house integrated appliances such as an oven, microwave, hob, dish washer, fridge and freezer. There is also a fabulous Bi-Folding door that opens out to the rear garden. Upstairs there are 2 Bedrooms that are of good sizes, with both having Eaves Storage Cupboards. Both bedrooms are served by a modern Family Bathroom that is fitted with a white suite and an over bath shower. Outside there is a lawned garden to the front of the home with a fully enclosed garden to the rear. The rear garden benefits from having a small, easy to manage lawn, as well as a concrete patio and a fantastic raised decked area. The property has a Gas Central Heating system and Double Glazing throughout.

Directions

From our Menai Bridge office proceed to the roundabout at the entrance to the suspension bridge and take the second exit passing the Waitrose supermarket. At the next roundabout take the second exit up the hill. Pass the secondary school and then turn right into Penlon. After a few hundred yards Cae Gweithdy will be on your right and you can find number 17 on your right hand side, just before the corner.

Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.



Heating

Gas 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.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.

Agents Note

We have been informed by the vendor that the property has composite cladding.













Entrance Hall	
WC	
Kitchen/Diner	*6.35m x 3.52m (20'10" x 11'7") max. dimensions*
Living Room	*3.79m x 4.87m (12'5" x 16') max. dimensions*
Bedroom 3	*2.41m x 3.69m (7'11" x 12'1")*
Landing	
Bathroom	*2.41m x 2.08m (7'11" x 6'10") max. dimensions*
Cupboard	
Bedroom 2	*3.47m x 2.5m (11'5" x 8'2")*
Eaves Storage	
Bedroom 1	*2.79m x 4.65m (9'2" x 15'3")*
Eaves Storage	

- Spacious Semi Detached Home
- 3 Bedrooms, WC & Bathroom
- Immaculately Presented & Maintained
- Open-Plan Kitchen/Diner
- Driveway With Front & Rear Gardens
- Gas Central Heating & uPVC Double Glazing






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