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Rheidiol, Hill Street, Menai Bridge, Isle of Anglesey, LL59 5AG

Offers Over: £375,000

EPC Rating: D

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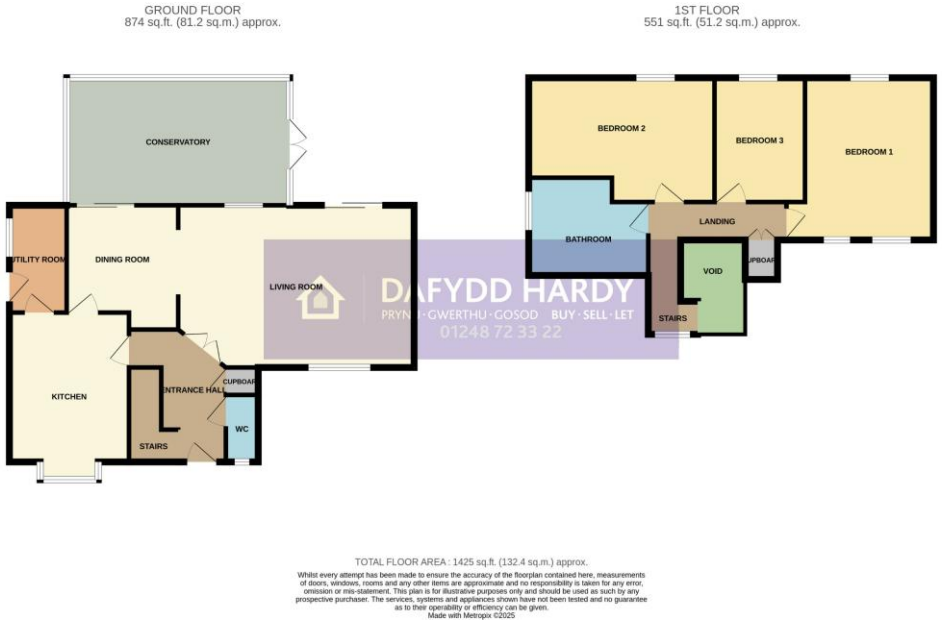
Summary

Situated in a small private cul-de-sac of houses, only a short walk from the centre of Menai Bridge, this sizeable detached home has much to offer. Located off Hill Street, the property benefits from off-road parking and a garage. Moving inside the home you'll find an entrance hall with vaulted ceiling, storage cupboard, and WC. Off the hallway is the kitchen with integrated oven, hob, microwave, and a freestanding dishwasher. The kitchen overlooks the front garden with its wide bay window which floods the room with light. To the back of the kitchen is a functional utility room with access to the rear garden. Moving from the kitchen we see the dining room which opens into the spacious living room with gas fireplace. To the rear of the property is a large conservatory with double doors out to the rear patio area. Moving upstairs you'll find 3 bedrooms and a family bathroom. The bathroom features a corner bath, half-tiled walls, and a separate double shower. The home is heated via gas central heating and double glazing. Outside you'll find a walled lawned garden to the front with off-road parking to the side and a single garage. To the rear of the property is a wide patio area with brick wall border. If you're looking for a good-sized detached home located close to the centre of town, this one is worth a look!

Menai Bridge is situated alongside the banks of the beautiful Menai Strait close to a natural narrowing where the famous Thomas Telford suspension bridge crosses the waters onto the Isle of Anglesey. You'll find the area offers so much in the way of convenience being ideally situated for the University City of Bangor which lies just two miles distant on the mainland. The town has an interesting mixture of Georgian, Victorian and Edwardian architecture - even the main shopping area has a number of attractive traditional style shop frontages and all of your day to day requirements are well catered for. The vibrant town is a great place to shop and eat having a wide variety of independent shops, taverns and restaurants and is situated on the route for the historic town of Beaumaris. Menai Bridge has primary and secondary schools and the excellent road links give easy access to all the outlying towns and villages as well as the main A55 expressway which allows convenient access to northern coastal towns, the port of Holyhead and the cities of Chester, Liverpool and Manchester.

Directions

Proceed over the Menai suspension bridge, taking the second exit at the roundabout towards the town centre. Proceed past the Victoria Hotel on your right taking the second turning on your left into Dale Street and then immediately right into Hill Street. Proceed up the hill and just where the road levels out, the entrance to the property can be found on your left-hand side.



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 E.

Energy Performance Rating

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

Agents Note

Please note that the property is in the process of going through probate, therefore a sale cannot complete until the probate is through.













Entrance Hall	*2.69m x 3.73m (8'10" x 12'3") max. dimensions*
WC	
Cupboard	
Kitchen	*3.11m x 3.91m (10'2" x 12'10") max. dimensions, not into bay*
Utility Room	*1.5m x 2.8m (4'11" x 9'2")*
Dining Room	*2.93m x 3.25m (9'7" x 10'8") max. dimensions*
Living Room	*6.18m x 4.24m (20'3" x 13'11") max. dimensions*
Conservatory	*5.82m x 3.34m (19'1" x 10'11") max. dimensions*
First Floor Landing	
Bedroom 1	*4.85m x 3.3m (15'11" x 10'10") max. dimensions*
Bedroom 2	*2.4m x 3.3m (7'10" x 10'10") max. dimensions*
Bedroom 3	*3.38m x 4.25m (11'1" x 13'11") max. dimensions*
Cupboard	
Bathroom	*3.07m x 2.56m (10'1" x 8'5") max. dimensions L-shaped*

- Detached Sizable Home
- 3 Bedrooms & Family Bathroom
- Dining Room, Living Room & Conservatory
- Large Rear Patio & Front Lawn Garden
- Private Cul-De-Sac Close to Town Centre
- Off-Road Parking & Garage
- Gas Central Heating & uPVC Double Glazing






Disclaimer
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