DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



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

OIRO: £195,000

EPC Rating: C

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

Summary

Nestled in a quiet residential neighbourhood in the sought-after scenic town of Menai Bridge is this 3 Bedroom Semi-Detached property. Conveniently located, it's within easy reach of a range of local amenities including shops, a secondary school, and excellent transport links.

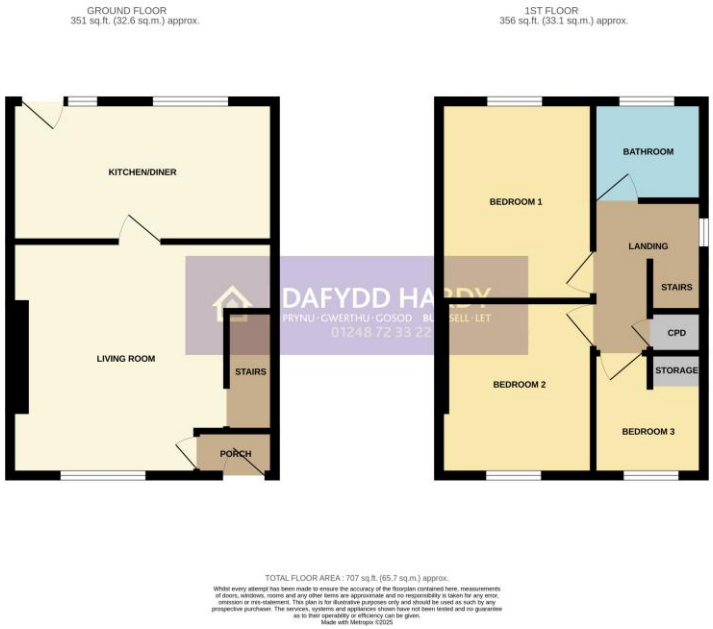
The accommodation comprises a Porch leading into a spacious Living Room, complete with an electric fireplace set within a characterful brick surround. The Kitchen/Diner features access to the rear garden via a single door, making it ideal for indoor-outdoor living. Upstairs, the landing provides access to a boarded loft and a built-in storage cupboard, perfect for storing laundry, towels, or other household items. There are Bedrooms: Bedroom 1 overlooks the rear garden, while Bedrooms 2 and 3 enjoy picturesque views across open fields and the Eryri mountain range. A fully tiled family bathroom completes the first-floor accommodation.

Externally, the rear garden is generously sized and thoughtfully divided into several sections. It includes a bark-covered area with a garden shed, a large lawn, and a dedicated planting area with a mix of shrubs and plants - ideal for gardening enthusiasts. At the front, a combination of tarmac and white stone forms the driveway, offering ample off-road parking for multiple vehicles. A fence separates the garden spaces for added privacy. Additional benefits include gas central heating and uPVC double glazing throughout.

Directions

From our Bangor office, follow the direction for Menai Bridge. Cross the Menai Suspension Bridge and take the first exit at the roundabout for the direction of Llanfairpwll. At the next roundabout, take the second exit onto B5420 Pentraeth Road. Continue up the hill and take the second turning on your right on Tyddyn To then left at the T-junction. Continue to follow the road around the left-hand bend on Cil Y Graig then take the first left at the junction for Penlon. Shortly after, take the left turn into Cae Gweithdy then straight on and it is the last property on the left-hand side.

What3Words: conveys.nets.concluded



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.













Ground Floor	
Porch	*1.43m x 0.81m (4'8" x 2'8")*
Living Room	*4.85m x 4.28m (15'11" x 14'1") Max. dimensions*
Kitchen/Diner	*4.85m x 2.56m (15'11" x 8'5")*
First Floor	
Landing	
Bedroom 1	*3.66m x 2.94m (12' x 9'8")*
Bedroom 2	*3.19m x 2.94m (10'6" x 9'8")*
Bedroom 3	*2.25m x 2.01m (7'5" x 6'7") Max. dimensions*
Bathroom	*1.82m x 1.70m (6' x 5'7")*

- Semi-Detached Property
- 3 Bedrooms
- 1 Bathroom
- Spacious Rear Garden
- Views towards Eryri Mountains
- Gas Central Heating & uPVC Double Glazing






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