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Bryn Awelon, Mount Street, Menai Bridge, Isle of Anglesey, LL59 5BP

OIRO: £225,000

EPC Rating: D

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Summary

An appealing Double Fronted Mid Terrace Period Residence situated within the sought after town of Menai Bridge, being within walking distance of town centre amenities and the scenic promenade and Menai Strait. The property occupies an elevated position providing far reaching views of the Eryri/Snowdonia mountain range, especially so from the first floor. The property offers well-proportioned modernised accommodation with 2 generous reception rooms both with deep bay windows. There's a comfortable lounge, a dedicated dining room and a modern kitchen that, whilst located to one end of the dining room is essentially split in two with a section residing in a separate room located adjacent (please consult the floorplan). One section has fitted units with solid wood worktops (plus oven and hob) whilst the other houses further units and a Belfast sink. 2 spacious bedrooms reside on the first floor (the main bedroom is open to the staircase) served by a fully tiled modern bathroom with 3 piece suite and shower over bath. Externally, the property is approached via steps from the roadside leading to an enclosed patio area. There is access from the kitchen to a further smaller seating area. The property comes fitted with uPVC double glazing and gas central heating.

Menai Bridge is a bustling town situated on the edge of the Menai Strait, a town famous for its eye-catching suspension bridge. Menai Bridge has many independent shops, making it a great place to shop plus numerous taverns, restaurants and fast food establishments. The town has schools as well as excellent road links giving easy access to the university city of Bangor. The A55 lies nearby which allows easy access to the surrounding coastal towns, the port of Holyhead and the cities of Chester, Liverpool and Manchester. Anglesey has much to offer in the way of fabulous beaches, sailing and water sports, together with over 120 miles of breath-taking coastal paths.

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping left, follow Holyhead Road (A5) past Morrisons and on towards Menai Bridge. Proceed over the suspension bridge, taking the second exit at the first roundabout towards the centre of Menai Bridge. Take the second turning on your left into Dale Street and then immediately right into Hill Street. Proceed up the hill, taking the second turning on the right into Mount Street and continue for approximately 100 yards where you'll find the property located up the steps on your left hand side.

https://what3words.com/sleepers.ranked.teamed



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: D. See EPC report for full information.













Lounge	*3.52m x 5.79m (11'7" x 19') Max: into bay.*
Kitchen/Dining Room	*2..40m x 8.30m () Max: into bay.*
Further Kitchen Area	*2.53m x 1.26m (8'4" x 4'2")*
Bedroom 1	*5.51m x 3.04m (18'1" x 10')*
Bedroom 2	*2.40m x 5.00m (7'10" x 16'5")*
Bathroom	*2.09m x 1.79m (6'10" x 5'10")*

- Spacious Mid Terrace Period Residence
- Appealing Double Fronted Front Elevation
- Modernised & Well Presented Accommodation
- 2 Bedrooms & Modern Bathroom
- Lounge, Dining Room & Dual Kitchen
- uPVC Double Glazing & Gas Central Heating
- Raised Enclosed Patio & Rear Seating Area
- Elevated Position With Far Reaching Mountain Views
- Within Walking Distance Of Town Centre






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