DAFYDD HARDY
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Pencraig, 14-16 Mount Street, Menai Bridge, Isle of Anglesey, LL59 5BP

Offers in the Region of: £290,000

EPC Rating: D

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Summary

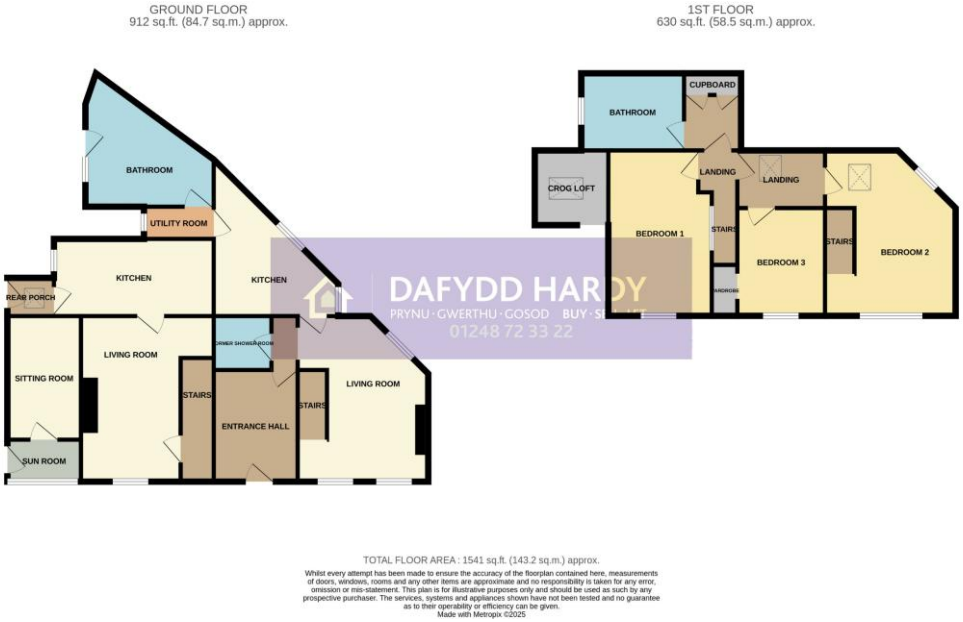
This detached home is situated in a elevated position with views over Menai Bridge and the Menai Strait, provides 3 bedrooms and was formerly two separate houses. Located in Menai Bridge and only a short distance from the town centre, schools, and the bridges. The property benefits from numerous renovation options, a large garden, and rare off-road parking. The home is heated by gas central heating and has mostly uPVC double glazing. As the property was formerly two separate properties (14 & 16), there would be potential to split them again (subject to planning consent) or renovate as one. The accommodation comprises of: Entrance Hall; Living Room with open fireplace; Kitchen; Rear Porch; Sitting Room with ladder accessed Crog Loft; Sun Room; Former Shower Room; Living Room; Kitchen; Utility Room; Bathroom. Moving upstairs, you'll find 3 bedrooms; a storage cupboard; and a Bathroom with a roll-top bath.. Outside you'll find rare off-road parking which many houses on this road don't have, and a very large garden with shed, outside toilet (not functioning), and mature plants, trees, and borders.

Directions

Proceed over the suspension bridge, taking the first exit at the roundabout and on reaching the next roundabout (Shell garage on your right), take the second exit onto the B5420 Pentraeth Road. Proceed up the hill and take the next right turn onto Hill St. Continue along Hill St and take the second left turn on to Mount Street. The property can be found a little further along the road on your right, as Druid Road appears on your left.

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 D.

Energy Performance Rating

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













Entrance Hall	*2.38m x 3.14m (7'10" x 10'4") max. dimensions*
Living Room	*3.74m x 4.66m (12'3" x 15'3") max. dimensions L-shaped*
Kitchen	*2.18m x 4.51m (7'2" x 14'10")*
Rear Porch	*1.34m x 1.08m (4'5" x 3'7")*
Sitting Room	*3.5m x 2.1m (11'6" x 6'11")*
Crog Loft	*1.95m x 2.1m (6'5" x 6'11") limited headroom*
Sun Room	*1.26m x 2.08m (4'2" x 6'10")*
Former Shower Room	*1.63m x 1.35m (5'4" x 4'5") max. dimensions*
Living Room	*3.68m x 4.75m (12'1" x 15'7") max. dimensions*
Kitchen	*4.42m x 3.51m (14'6" x 11'6") max. dimensions*
Utility Room	*1.96m x 0.89m (6'5" x 2'11")*
Bathroom	*3.60m x 3m (11'10" x 9'10") max. dimensions*
First Floor Landing	
Bedroom 1	*2.89m x 4.65m (9'6" x 15'3") max. dimensions*
Bathroom	*2.84m x 2.17m (9'4" x 7'1") max. dimensions*
Bedroom 3	*2.41m x 2.98m (7'11" x 9'9") max. dimensions*
Bedroom 2	*3.79m x 4.72m (12'5" x 15'6") max. dimensions*

- 3 Bedroom Detached Home
- Elevated Position with Views over Menai Strait
- Formerly Two Separate Houses
- Numerous Renovation Options
- Gas Central Heating & mostly uPVC Double Glazed
- Rare Off-Road Parking
- Located in Menai Bridge









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