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9 Druid Road, Menai Bridge, Isle of Anglesey, LL59 5BY

Offers Over: £375,000

EPC Rating: D

9 Druid Road, Menai Bridge, Isle of Anglesey, LL59 5BY

Summary

Situated in a highly desirable location, 9 Druid Road is a most appealing, tastefully modernised and exceptionally well-presented Semi Detached Family Residence which has been in the careful ownership of its present custodian for many years. Backing onto open countryside, the property has been much enlarged in the past, offering comfortable and practical accommodation which is complemented by a manicured landscaped garden to the rear which enjoys a sunny south westerly aspect. The property has enjoyed many improvement over the past 4 or 5 years or so which has included a new kitchen and shower room. The interior offers 3 distinctly individual and appealing reception rooms with the sitting room having a cosy appeal with its wood burning stove whilst the generous lounge enjoys a bright and airy dual aspect whilst also enjoying the comforts of a multi-fuel stove. There's a dedicated dining room with patio doors opening to the garden and the modern kitchen comes with built-in appliances of oven, hob, extractor, fridge and freezer. There's also a breakfast seating area with sliding patio doors. 3 Bedrooms reside on the first floor served by a modern shower room with the 3rd bedroom currently utilised as a study. Externally, to the front is a spacious off road parking area and Detached Garage. The garage has a remote controlled roller shutter door and fitted power/light. Also to the front is a enclosed forecourt with a flourishing young Acer tree. The rear garden offers a neatly arranged raised lawn and paved patio with attractive railway sleepers plus a further slate gravelled seating area beneath a sizeable timber pergola. In addition is a young apple tree, flowerbed borders and well-stocked shrubbery garden area. The property comes fitted with uPVC double glazing and oil fired central heating. Menai Bridge is a bustling town situated on the shores of the Menai Strait. The town is famous for its suspension bridge whilst the main High Street has many traditional and attractive shop frontages, home to numerous independent traders, making it a great place to shop. There are numerous taverns, restaurants and fast food establishments, an art gallery and 'Waitrose' supermarket. The town has schools as well as excellent road links giving easy access to the university city of Bangor just across the water. The A55 lies nearby which allows easy access to the surrounding coastal towns and the port of Holyhead. Anglesey has much to offer in the way of fabulous beaches, sailing and water sports, together with over 120 miles of breath-taking coastline pathways.

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 onwards 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. Continue on this road bearing left onto Druid Road and follow the lane for 0.3 mile where you'll find the property located on your left hand side.

https://what3words.com/values.jigging.uncouth



Services

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

Heating

Oil 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.













Entrance Porch	
Sitting Room	*3.69m x 4.15m (12'1" x 13'7")*
Lounge	*3.62m x 6.95m (11'11" x 22'10")*
Dining Room	*4.10m x 3.02m (13'5" x 9'11") Max dimensions.*
Kitchen/Breakfast Room	*2.98m x 6.09m (9'9" x 20') Max dimensions.*
Landing	
Bedroom 1	*2.76m x 4.85m (9'1" x 15'11")*
Bedroom 2	*2.88m x 3.00m (9'5" x 9'10")*
Bedroom 3	*2.36m x 3.01m (7'9" x 9'11")*
Shower Room	*1.83m x 1.96m (6' x 6'5")*
Detached Garage	*3.31m x 5.64m (10'10" x 18'6")*

- Most Appealing Semi Detached Family Residence
- Desirable Location Backing Onto Countryside
- Exceptionally Well-Presented Throughout
- 3 Bedrooms & 3 Individual Reception Room
- Lounge & Sitting Room With Wood/Multi-fuel Stoves
- Kitchen/Breakfast Room With Fitted Appliances
- uPVC Double Glazing & Oil Fired Central Heating
- Landscaped Gardens With South Westerly Aspect
- Sizeable Detached Garage & Off Road Parking
- Peaceful Edge Of Town Setting - Viewing Essential






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