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**7 Rhyd Menai, Menai Bridge, Isle of Anglesey LL59 5RG**

Asking Price: £200,000

EPC Rating: C

# 7 Rhyd Menai, Menai Bridge, Isle of Anglesey LL59 5RG

## Summary

Situated within a popular residential neighbourhood on the outskirts of Menai Bridge, this well-proportioned 2 bedroom mid terrace home is the perfect choice for someone who is looking for a spacious home with a garden that overlooks the Menai Strait. The tastefully decorated accommodation briefly comprises of an entrance hall that has a WC and storage cupboard. The kitchen has a range of standard height base units, topped with a tiled splash back, and some wall units. The kitchen features an integrated oven, hob, and extractor. Beyond the kitchen is a generous size living room that features a gas fireplace, as well as double patio doors that open onto the patio seating area where you can sit and admire the beautiful view. Completing the ground floor, located off the living room is a second hallway, with rear porch. Upstairs are 2 bedrooms, both made up of 2 generous doubles with the rear bedroom enjoy a far reaching view towards the Menai Strait and the mountains of Eryri/Snowdonia. All are served by a spacious part tiled shower room that is fitted with a white suite and a separate shower unit, although has room for a bath. The property has been fitted with double glazing as well as gas central heating.

Outside to the rear is a long sloping garden overlooking the rugby field and Coad Cyrnol, with mature borders and shrubberies throughout. The garden is in several tiers, comprising a lawned area, a green house and sheds, and a raise patio.

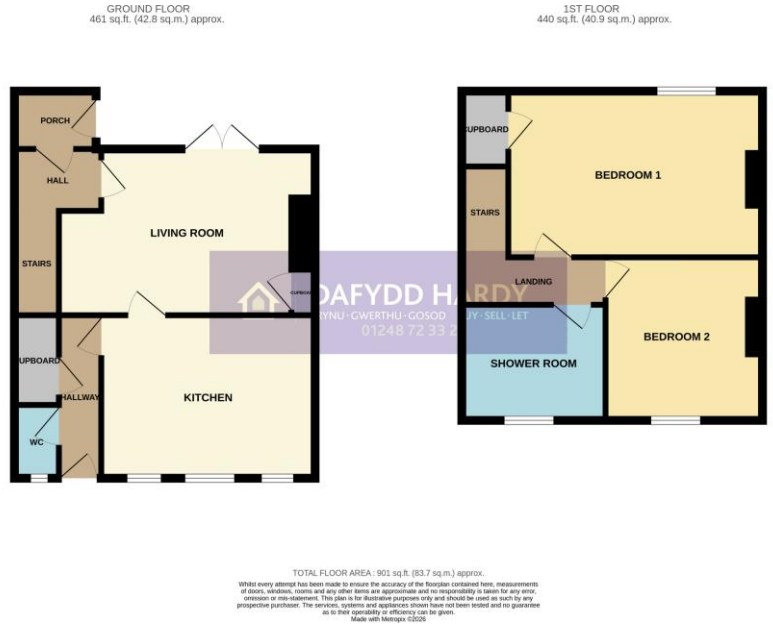
## Directions

After crossing the Menai Bridge take the first exit at the roundabout, passing the Waitrose supermarket. At the next roundabout take the 1st exit and after only 50 metres, Rhyd Menai will be on your left. Park on Holyhead Road (A5) and walk down to the property for viewings.

**What3Words: pats.remote.fashion**

## 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.













| | |
|---|---|
| **Hallway** | |
| **WC** | |
| **Cupboard** | |
| **Kitchen** | *4.38mx 3.34m (14'4"x 10'11") max. dimensions* |
| **Living Room** | *5.4m x 3.41m (17'9" x 11'2") max. dimensions* |
| **Hallway** | |
| **Rear Porch** | |
| **First Floor Landing** | |
| **Bedroom 1** | *5.47m x 3.47m (17'11" x 11'5") max. dimensions* |
| **Bedroom 2** | *3.38m x 3.2m (11'1" x 10'6") max. dimensions* |
| **Bathroom** | *3.17m x 2.38m (10'5" x 7'10")* |

- Spacious Mid Terrace Home
- Popular Town of Menai Bridge
- 2 Bedrooms & Family Bathroom
- Generous Size Lounge with Patio Doors
- Views of the Straits
- Spacious Fully Fitted Kitchen
- Ground Floor WC
- Gas Central Heating & Double Glazing
- Extensive Garden with Raised Patio






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