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5 The Moorings, Cadnant Road, Menai Bridge, Anglesey LL59 5NH

Asking Price: £495,000

EPC Rating: C

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Summary

This impressive and exceptionally spacious luxury Apartment, which is contained within the confines of a grand Detached Victorian house, proudly standing its own extensive grounds, enjoys iconic views across the Menai Strait and the Eryri Mountain range. This extremely well-appointed property is located upon the 1st floor and is accessed by both an elevator and a single flight of stairs. The well proportioned accommodation briefly consists of a welcoming Entrance Hall that leads into a light and spacious, split level, open plan Lounge/Kitchen that boasts a light oak wooden floor that continues into the separate Dining room to the side. The light and spacious Lounge has a wide window that perfectly frames a beautiful view across the front garden to the Menai Strait and the Mountains. The stylish Kitchen is fitted with a range of cream coloured base and wall units, topped with a light granite work surface that incorporates a large breakfast bar. The kitchen is also equipped with a host of built-in appliances such as- Two Electric Ovens, Microwave, Fridge, Freezer, Gas Hob and Dishwasher. Beyond the Kitchen, off an Inner Hall are 3 Double Bedrooms with the Master Bedroom enjoy a beautifully appointed En Suite Shower Room. All are served by a modern Bathroom that is fitted with a white Bath suite with a separate Shower cubicle and a twin basin vanity unit. The property has a modern heating system as well as part under floor heating to the Lounge and Kitchen area. Outside, the property enjoys a large and beautifully manicured, lawn garden, which is for the use of all apartment owners. In addition there are also 2 allocated parking spaces as well as a Single Garage with an electric point. We highly recommend you book a viewing soon to fully appreciate this exceptional apartment, located in an outstanding location.

Directions

Proceed through Menai Bridge in the direction of Beaumaris. As you begin to leave the town, take the turning on your left just before the Cadnant Bridge. After just a few yards, you'll find the private driveway for the moorings on your left hand side.

What3words reference…ranches.tint.gold

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 Leasehold on a 999 year lease from 2011, with vacant possession upon completion of sale. Vendor's solicitors should confirm title.
The owner has also informed us that each apartment owner has a share in the management company, which owns the freehold.

Ground Rent: £0.
Service Charge: Approx. £2540 per annum, this is subject to change.
The owner has informed us that there may also be additional charges and management fees.

Council Tax Band: The property is council tax band F.

Agents Note

We have been advised by the vendor that there is a public footpath down the first stage of the driveway. We have also been informed that there are trees located within the property boundary that are subject to a tree preservation order. No holiday lets permitted.













Entrance Hall	
Kitchen	*5.00m x 5.52m (16'5" x 18'1") max*
Lounge	*6.51m x 5.52m (21'4" x 18'1") max*
Study	*2.70m x 4.31m (8'10" x 14'2")*
Bedroom 1	*4.70m x 3.68m (15'5" x 12'1")*
Bedroom 2	*3.10m x 3.68m (10'2" x 12'1")*
Bedroom 3	*4.38m x 3.10m (14'4" x 10'2")*
Bathroom	*3.58m x 3.20m (11'9" x 10'6")*
Utility Room	

- Impressive 1st Floor Apartment
- Beautiful Detached Period Property
- Idyllic Elevated Setting
- Far Reaching Views Across The Menai Strait & Eryri
- Spacious Split Level Lounge / Kitchen
- 3 Double Bedrooms (1 En-Suite)
- Contemporary Family Bathroom
- Beautifully Manicured Lawned Garden
- Detached Garage Plus 2 Parking Spaces
- Viewing Highly Recommended






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