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20 Fron Farm, Menai Bridge, Isle of Anglesey, LL59 5QY

Asking Price: £445,000

EPC Rating: D

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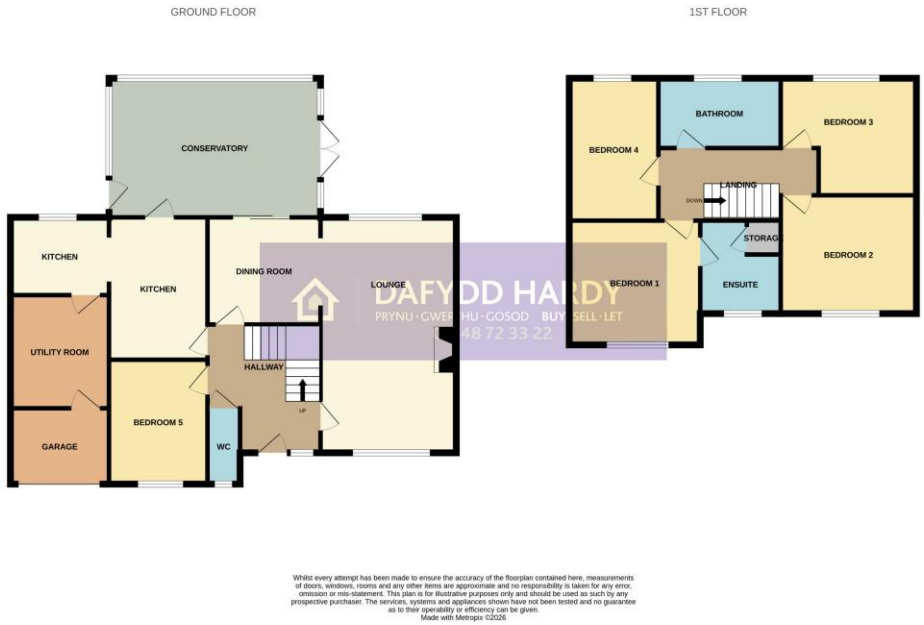
Summary

Located on the outskirts of the popular village of Menai Bridge, within a highly sought after residential Cul de Sac, this impressive and very spacious Detached House is the perfect family home you have always dreamed of. Built to a high specification with modern fittings the accommodation briefly consists of a welcoming entrance Hall that features a ceramic tiled floor and a turning staircase to the first floor. To the side of the Hallway is a generous size, dual aspect Lounge with an open plan design that includes a spacious Dining Room with sliding patio doors that open into the extra large Conservatory. Across the Hallway is a modern Kitchen that is fitted with a tiled floor and a range of cream coloured base and wall units, topped with a glossy black granite work surface that incorporates a large breakfast bar. The kitchen is also equipped with an electric oven, a 5 ring gas hob as well as a built in microwave oven and dishwasher. Off the Kitchen is a large Utility Room with fitted units and a washing machine connection as well as an access to the storage area, within the former garage. Completing the ground floor is a good size Double Bedroom with a small range of fitted wardrobes. In addition there is also a small Wc located off the Hall. Upstairs, off a central landing, are 4 Bedrooms, made up of 3 Double Bedrooms and a smaller Single Bedroom, with the Master Bedroom boasting a fully tiled, en suite Shower Room. All are served by a modern, fully tiled Bathroom, with a ceramic tiled floor, a large separate shower and a vanity sink unit. The property has a Gas Central heating System as well as uPVC Double Glazing fitted throughout. Outside to the front is spacious off road parking area for 2 vehicles and a manageable size Lawn garden that continues around the side of the house, with a variety of flowering bushes and a mature evergreen hedge on the boundary. So if you are looking for larger home with plenty of outdoor space, book a viewing soon to fully appreciate this great opportunity in a highly sought after location.

Directions

From our Bangor office proceed to the Menai Bridge, after crossing the bridge at the roundabout take the first exit passing the Waitrose supermarket. At the next roundabout take the second exit up the hill. Pass the secondary school and then take the last turning on your left into Fron Farm estate. At the T junction turn right and number 20 will be on the corner on your right.

What3words reference…rely.comet.boardroom



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 F.

Energy Performance Rating

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













Entrance Hall	
Wc	*0.87m x 2.01m (2'10" x 6'7")*
Bedroom 5	*2.61m x 3.30m (8'7" x 10'10")*
Lounge	*3.60m x 6.25m (11'10" x 20'6") max dimensions*
Dining Room	*3.00m x 2.85m (9'10" x 9'4")*
Conservatory	*5.62m x 3.69m (18'5" x 12'1") max dimensions*
Kitchen	*5.23m x 3.78m (17'2" x 12'5") max dimensions*
Utility Room	*2.62m x 3.00m (8'7" x 9'10")*
Garage	*2.62m x 2.01m (8'7" x 6'7")*
First Floor Landing	
Bedroom 1	*3.48m x 3.30m (11'5" x 10'10")*
En-Suite	*2.14m x 2.47m (7' x 8'1") max dimensions*
Bedroom 2	*3.60m x 3.15m (11'10" x 10'4")*
Bedroom 3	*3.60m x 3.11m (11'10" x 10'2") max dimensions*
Bedroom 4	*2.37m x 3.78m (7'9" x 12'5")*
Bathroom	*3.25m x 1.85m (10'8" x 6'1")*

- Superior Detached Family Home
- Highly Sought After Location
- Generous Size Lounge/Diner
- Modern Fully Fitted Kitchen
- Large Conservatory & Separate Utility Room
- 5 Bedrooms (1 En Suite)
- Stylish Fully Tiled Bathroom
- Off Road Parking & Manageable Garden
- Gas Central Heating & uPVC Double Glazing
- Viewing Highly Recommended






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