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Penterfyn, Menai Bridge, Isle of Anglesey, LL59 5RU

Asking Price: £195,000

EPC Rating: To be confirmed

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Summary

Originally built in the 1800's, from local stone and slate this detached cottage, near Penmynydd, has been extended in the past to provide a generous size living space. In need of some upgrading, Penterfyn is a great opportunity if you are looking for a small project that you can use your design and DIY skills on. The accommodation briefly consists of a welcoming hallway that leads to a good size Lounge that has a dual aspect and features a large Inglenook fireplace with a cast iron log burner that sits neatly upon a slate hearth with a stone lintel above. Beyond the Lounge is a Kitchen area that has retained a tiled floor and a small open fireplace. In addition you will also find a range of base units and an electric cooker point. Off the Kitchen area is a large Double Bedroom with a wide front window that overlooks the surrounding countryside. A second Double Bedroom is located off the central hallway, both are served by part tiled Bathroom that is fitted with a blue bath suite and an over bath shower unit. Outside at the front is a small enclosed garden with an ornamental pond and a variety of flowering bushes and shrubs. To the side is a spacious driveway that provides valuable off road parking as well as access to the Detached Single Garage. To the rear is a narrow lawn garden as well as an enclosed patio area with a small greenhouse. We highly recommend you book a viewing soon to fully appreciate the great potential this property has to offer.

Directions

From our Bangor office, proceed to the Menai Suspension Bridge. After crossing the bridge at the roundabout take the second exit passing the Waitrose supermarket. At the next roundabout take the second exit up the hill. Pass the secondary school and then cross over the next roundabout at the four crosses pub. Follow the Penmynydd Road (B5420) for just over a mile and then take the turning on your right, sign posted for the recycling centre and Penterfyn will be on your right.

What3words reference…messing.stones.taskbar

Services

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



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 TBC.

Energy Performance Rating

The property has the following EPC rating: To be confirmed. See EPC report for full information.

Agents Note

Please note that due to lost deeds, the vendor has applied for first registration, therefore a sale cannot complete until the registration is complete.













Entrance Hall	
Lounge	*4.70m x 3.80m (15'5" x 12'6") max dimensions*
Kitchen	*4.70m x 2.53m (15'5" x 8'4") max dimensions*
Bedroom 1	*4.70m x 2.90m (15'5" x 9'6") max dimensions*
Bedroom 2	*3.25m x 2.83m (10'8" x 9'3")*
Bathroom	*2.49m x 1.50m (8'2" x 4'11") max dimensions*

- Detached Stone Built Cottage
- Pleasant Rural Location
- In Need Of Upgrading
- Spacious Lounge With An Inglenook Fireplace
- Kitchen Area
- 2 Double Bedrooms
- Bathroom
- Detached Single Garage
- Off Road Parking
- Gardens On 3 Sides






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