

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their availability or otherwise can be given. Made with Metaphor C2D16

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Directions

From our office in the village proceed to the square and turn right up dale street. Follow the road up to the roundabout (adjacent to the Shell garage), take the third exit onto Pentraeth Road. Continue up Pentraeth Road for just under 1/2 a mile and after passing David Hughes School on your left, take the next turning on the right into Penlon. Take the first right turn & The Property can be found approx 100yds on your left hand side... Sat Nav LL59 5LG



Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

- Chain Free
- Close to Local Amenities
- Close to Town Centre
- Double Glazing
- Gas Central Heating
- Modern Kitchen
- Off Road Parking
- Well Presented Both Internally & Externally
- Lovely Landscaped Gardens To Rear
- Sought After Location Just Off Penlon



£249,950

Description

An Exceptionally Well Presented 4 Bedroom Detached Property, Conveniently Located In The Popular Town Of Menai Bridge & Being Very Convenient For Schools, Shops, A55 Expressway And All Other Local Amenities. The Family Home Benefits From Gas Central Heating & Double Glazing Throughout & Briefly Comprises L Shaped Reception Hallway With Under stairs Storage, Lounge/Diner, Breakfast Kitchen, 2 Ground Floor Bedrooms & Ground Floor Shower Room. First Floor Landing With Ample Eaves Storage, 2 Further Bedrooms With Access To Ample Eaves Storage & Bathroom. Externally Block Paved Drive To Front With Ample Off Road Parking Leading To Linked Garage. A Block Paved Path Leads To The Side & Entrance To The Property With Access To The Landscaped Rear Gardens Which Briefly Comprise An Elevated Decking Area, Lawned Garden & Flagged Patio.



Lounge/Diner 6.10m (20'0") x 3.35m (11'0")

Breakfast Kitchen 4.88m (16'0") x 2.59m (8'6")

Bedroom 1 3.96m (13'0") x 3.35m (11'0")

Bedroom 2 3.05m (10'0") x 2.74m (9'0")

Ground Floor Shower Room 2.13m (7'0") x 1.83m (6'0")

Bedroom 3 3.35m (11'0") x 2.90m (9'6")

Bedroom 4 3.05m (10'0") x 2.90m (9'6")

Garage 4.88m (16'0") x 2.59m (8'6")

Council Tax & EPC

Council Tax Band: D 2018/2019 £1,462.41 EPC: E

Energy Performance Certificate



4, Lon Menai, MENAI BRIDGE, LL59 5LG

Dwelling type: Detached bungalow
Date of assessment: 25 July 2013
Date of certificate: 29 July 2013

Reference number: 8677-7823-1950-4125-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

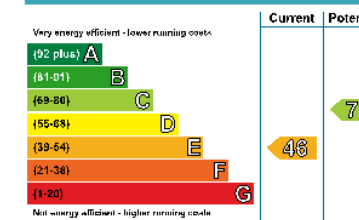
Estimated energy costs of dwelling for 3 years:	£ 4,131
Over 3 years you could save	£ 1,173

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 174 over 3 years	
Heating	£ 3,435 over 3 years	£ 2,577 over 3 years	
Hot Water	£ 368 over 3 years	£ 207 over 3 years	
Totals	£ 4,131	£ 2,958	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 271	✓
2 Low energy lighting for all fixed outlets	£85	£ 126	
3 Heating controls (room thermostat)	£350 - £450	£ 181	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

