



1 Cae Gweithdy Menai Bridge LL59 5QZ
Freehold Semi Detached
£199,500

- Chain Free
- Close to Local Amenities
- Close to Town Centre
- Conservatory With Underfloor Heating
- Double Glazing
- Gas Central Heating
- Off Road Parking For 3 Vehicles, Garage

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 of 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.

Property Summary

Well Placed on This Popular Residential Estate In Menai Bridge & With The Added Benefit Of Having No Onward Chain & Set In A Quiet Cul De Sac As Well As Being Within Easy Walking Distance Of The Local Primary & Secondary Schools Is This Well Presented Three Bedroom Semi Detached House. The Thriving Town of Menai Offers a Wealth of Boutique Style Shops & Eateries Together With Doctors, Dentists & Public Houses & Is Only 3 Miles Or So To The University City Of Bangor & Ysbyty Gwynedd. The Property Benefits from Gas Central Heating & Double Glazing & Briefly Comprises Entrance Hall, Lounge, Kitchen/Diner, Conservatory with Underfloor Heating, Landing, 3 Bedrooms & Bathroom. Externally Off-Road Parking on Drive For 3 Vehicles Leading to Detached Garage. To the Front & Rear Are Low Maintenance GardensEarly Viewing Is Recommended & We Expect a Lot Of Interest In This House

Council Tax Band: TBC 2019/2020 £ EPC: C

Services

Electric-Mains

Water- Mains

Drainage- Mains

Central Heating - Mains Gas + Underfloor Heating To Conservatory

Directions

From our office in the town proceed along the high street turning right onto dale street and at the roundabout (adjacent to the Shell Garage), take the third exit onto Pentraeth Road. Continue up Pentraeth Road for approximately half a mile and after passing David Hughes school, take the next turning on the right into Penlon. Continue along for approximately ¼ of a mile and after passing between two large oak trees, take the next turning on the right into Cae Gweithdy. The property will then be found in the left hand corner on the left hand side of the Green.

Sat Nav LL59 5Q

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 of 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.



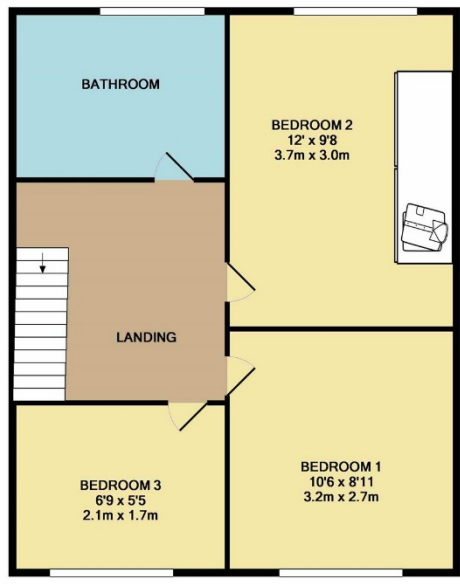
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 of 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.



GROUND FLOOR



1ST FLOOR

Whilst 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 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.
Made with Metropix ©2018

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 of 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.