Tel: 01248 714567
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www.lucasestateagents.com

24 New Street Menai Bridge, Isle of Anglesey LL59 5HN
Freehold Semi Detached
OFFERS OVER £230,000

- Well-Presented Semi-Detached House In Old Part Of The Town & Within Easy Walking Of Waterfront & Belgium Promenade
- 3 Bedrooms/1 Bathroom/1 Reception
- Walk Through Videos
- Partial Sea View From Upper Bedroom & Super View Of Telford Bridge From Side Aspect
- Generous Lawned Garden To Rear Together With Timber Storage Shed
- Space At Side For Small Vehicle To Park (Note Pedestrian Right Of Way Always Required To Neighbours Gate) Plus On Street Parking
- Very Sought-After Location & Within Easy Walking Of All Towns Numerous Amenities
- Services Mains Electric, Mains Water, Mains Drains Central Heating Gas Fired Central Heating

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.

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Property Summary

A Very Well-Presented Semi-Detached Home That Is Well Placed For The Town Centre Which Is Only A Few Minutes' Walk With A Waitrose Store Some 5 Minutes On Foot & The Stunning Walks Via Belgium Promenade To Church Island A Similar Distance. The Property Is Easily Accessible From the A55 Expressway, University & Local Hospital & A Very Short Drive To Renowned Primary & Secondary Schools In The Popular & Sought-After Town Of Menai Bridge.

The property benefits from gas central heating and double glazing and briefly comprises door into L shaped hallway with low maintenance floor covering and door leading off into the ground floor bathroom briefly comprising panelled bath, pedestal wash hand basin, low flush wc and complimentary floor and wall tiling, spacious lounge/diner with low maintenance floor covering, recessed alcoves ,stairs to first floor landing ,large picture window to front aspect and door through into the kitchen briefly comprising cream base and wall storage cupboards with complimentary work surfaces, drawer pack, built under integrated fridge and freezer, space for washer and space for free standing cooker with glass chimney style extractor over, tiled splash backs, cushion flooring, window to rear aspect and door leading out to rear yard area and onward to the garden.

The first floor comprises landing with both the stairs and all of first floor being fully carpeted along with windows both at bottom and top of stairs with landing window boasting super views of the Telford suspension bridge and off the landing are doors into bedroom 1 with two windows to front aspect again boasting glimpses of the Menai Strait, recessed alcove, bedroom 2 with window to rear aspect with views overlooking the rear garden and bedroom 3 /office with window to rear aspect overlooking the gardens.

Externally space at side for small vehicle to park (Note pedestrian right of way always required to neighbours gate) Plus On Street Parking. A gate a the side then leads to the rear yard area with space for refuse and recycling offering a pleasant outlook and a separate gate leads to an above average rectangular shaped garden plot with fence panel and hedged boundaries together with a timber garden shed.

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OnTheMarket.com Zoopla PrimeLocation.com rightmove The Property Ombudsman

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Location
Menai Bridge is a bustling town situated on the edge of the famous Menai Strait. The main town is home to an interesting mixture of Georgian, Victorian and Edwardian architecture and grew up around the original ferry crossing to and from the mainland, long since replaced by the famous suspension bridge built by Thomas Telford. The town is a popular destination for mooring and has facilities for launching boats. Menai Bridge is a great place to shop having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris. There are schools and excellent road links which provide easy access to the city of Bangor just across the water where you will find a wide range of high street stores and out of town shopping outlets. The A55 allows easy access to the coastal towns with their award-winning beaches and the port of Holyhead.

Council Tax Band C

https://goo.gl/maps/tc6Ym1t46bXTFgTi8 Sat Nav LL59 5HN

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd

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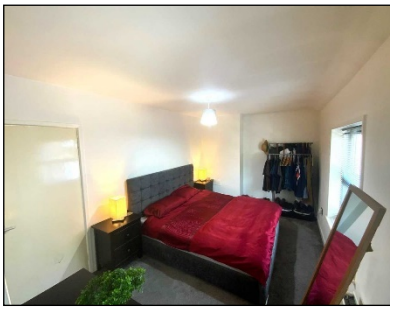

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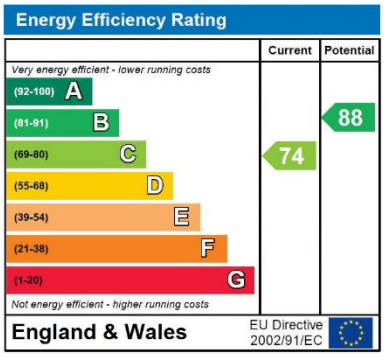

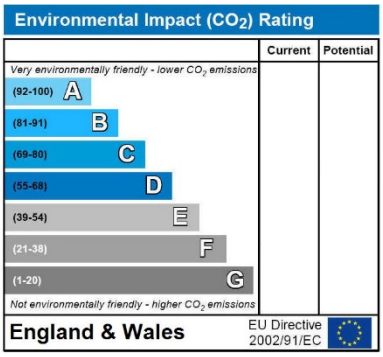

https://find-energy-certificate.service.gov.uk/energy-certificate/9240-2926-4200-4482-3200

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