



3 Tan Y Bryn Hill Street Menai Bridge LL59 5AE
 Freehold Cottage
 OFFERS OVER £200,000

- Delightful Modernised & Extended End Terrace 2 Storey Character Cottage With Sea Views From Upper Floor
- 2 Bedrooms/2 Receptions/1 Bathroom
- Creative & Thoughtful Internal Feel Throughout Along With Attractive Inglenook Fireplace
- 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/ebd144a1940e4e628cfd46403ad7756d/>
- Located In Old Part Of Town Just Off Hill Street & Very Short Walk To Centre Of Town
- Very Low Maintenance Gardens To Front And Rear With Sun Trap Terrace To Front & Garden Storage Shed A Rear
- Services Mains Electric, Mains Water, Mains Drains Central Heating Gas Fired Central Heating (recent new boiler 3 years old)

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Property Summary

A Delightful Modernised & Extended Charming End Terrace 2 Storey Character Cottage With Sea Views From Upper Floor, Located In Old Part Of Town Just Off Hill Street & A Very Short Walk To Centre Of Town. The Property Has Undergone A Full Programme Of Upgrades In The Last 2/3 Years Throughout, To Include New Double-Glazed Windows, New Kitchen & Bathroom, New Floor Coverings & Re Decoration And With The Added Benefit Of Having No Onward Chain Is Ready To Move Into Immediately.

The accommodation which benefits from gas central heating (recent new boiler 3 years old) and double glazing briefly comprises front door into vestibule with cloaks cupboard and consumer unit, opening through into lounge with attractive inglenook style fireplace with stove set on slate hearth, window to front aspect overlooking front patio garden, low maintenance floor covering, beamed ceiling, space saving vertical radiator, stairs to first floor with glass balustrade, small steps with opening into the kitchen, door through into office/snug/bedroom 3/dining area with low maintenance floor covering, double glazed door to front patio gardens, fitted breakfast bar/counter top with space under for stools, built in airing cupboard with painted louvred doors housing gas combi boiler and mantel, recessed lighting. Continuing through into the kitchen with shaker style units comprising base and wall cupboards, drawer pack, plate rack, space for slot in gas cooker with splashback and slimline extractor over, space for dishwasher, complimentary work surfaces and wall tiles, low maintenance floor covering, window to rear aspect, Velux roof light, double glazed door to rear passage, opening leading through into utility area briefly comprising space for upright fridge/freezer, space under worktop for both washer and dryer, frosted window, low maintenance floor covering and a useful storage recess area.

The first floor comprises landing area with Velux roof light and doors leading off into bedroom 1 with fitted storage with sliding doors, window to front aspect with distant sea and mountain views, bedroom 2 with exposed purlins and window to front aspect with distant sea and mountain views and completing the accommodation is the bathroom briefly comprising p shaped bath with mains shower and curved glass screen, low flush wc, contemporary vanity sink base, complimentary floor and wall tiling, chrome heated towel rail and Velux roof light.

Externally

Attractive arched trellis and timber gate leading to a private patio garden making an ideal setting to enjoy some Al Fresco dining on warm and mild days with mature shrubs and fence panelling surrounding with extra space for table and chairs and log store. To the rear of the cottage is a narrow passageway with steps up to a useful timber shed and gate to side pathway with right of access.

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Note on street parking is available on hill street.

Location

Only a minutes' walk from the centre of Menai Bridge, with its local shops, including a Waitrose and an excellent selection of restaurants and cafés. Secondary schools David Hughes, Friars and St Gerard's private school, as well as three primary schools and Trefos Prep School and Nursery are within easy reach of the property.

The university town of Bangor is under 4 miles away, providing further amenities, including a large selection of shops, supermarkets and leisure facilities. Whilst Anglesey offers a wealth of cultural and leisure opportunities, especially for water sports enthusiasts and the mountains of Snowdonia are very easily accessible.

Bangor's mainline station offers fast direct connections to Chester, Cardiff and London. The A55 provides access towards Holyhead and eastwards across North Wales towards Cheshire, Liverpool and Manchester.

Council Tax Band C

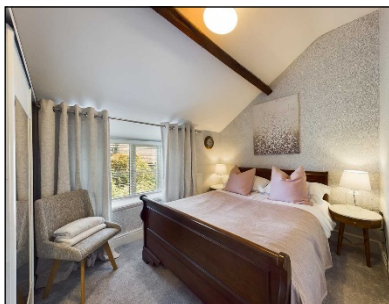
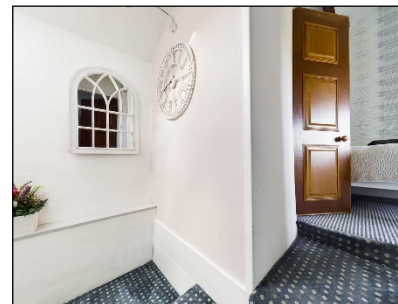
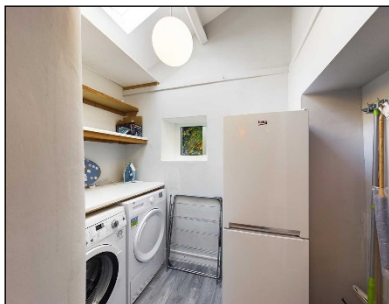
<https://goo.gl/maps/8iKbZBN28Pn5pXft6> Sat Nav LL59 5AE

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.

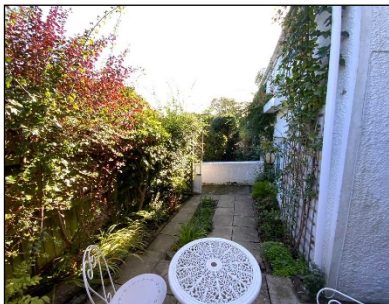
Note to Customers

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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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		
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	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8709-9020-1629-3097-1773>

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