



7 Lon Y Bryn Menai Bridge LL59 5LL
Freehold Semi Detached
£245,000

- Fully Modernised & Very Well-Appointed Semi-Detached House
- 3 Bedrooms/1 Bathroom/1 Reception
- Popular & Convenient Sought After Location
- Generous West Facing Landscaped Rear Garden
- Off Road Parking (Recent New Driveway)
- Garage With Utility Facilities
- Lounge/Diner With Patio Doors Leading Out To Flagged Patio/Entertaining Area

Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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

A Contemporary Styled & Very Well-Appointed Semi-Detached House Located In An Established Residential Setting On The Very Sought-After Lon Y Bryn Road. The Property Boasts Ample Off-Road Parking, Beautifully Landscaped West Facing Rear Gardens, Together With A Spacious Patio/Entertaining Area And An Integral Garage/Utility With Remote Operated Roller Door Together With Distant Mountain Views To The Front Aspect. The Dwelling Is Very Convenient For The A55 Expressway & Is Only A Short Walk To A Nearby Convenience Store Whilst The Town Centre Is Around 10-12 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants & Boutique Shops.

Viewing Both Internal & Externally Is Highly Recommended.

The free flowing accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with useful built in storage cupboard, stairs to first floor landing, low maintenance flooring and floor to ceiling opaque window, door off into a spacious lounge/diner with recessed lighting, low maintenance flooring, recess for free standing fire, window to front aspect, patio doors leading out onto a flagged patio/entertaining area and lawned garden, door through into the kitchen briefly comprising base and wall storage cupboards in a white high gloss finish with complementary worksurfaces and tiled splashbacks, recessed lighting, integrated built under oven, touch control hob with glass chimney style extractor over, integrated dishwasher, recess for free standing fridge/freezer, built in storage cupboard, window to rear aspect overlooking patio and garden, low maintenance flooring and door into an integral garage/utility.

The first floor briefly comprises a landing with access to loft space, window to side aspect, doors leading off into bedroom 1 with fitted mirrored wardrobes and window to front aspect with distant mountain views, bedroom 2 with window to rear aspect overlooking the patio and gardens, bedroom 3 with window to front aspect with distant mountain views and completing the accommodation is a contemporary fitted bathroom briefly comprising p shaped bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, chrome heated towel rail, complementary floor and wall tiling, recessed lighting and frosted window to rear aspect.

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.

Externally

A tarmacadam driveway to the front provides ample off-road parking with mature hedge and timber fencing to either side with onward access to the garage/utility with remote operated roller door, power and lighting together with plumbing for a washer, window to rear and internal door leading out to the rear patio and gardens. To the rear of the property is an enclosed landscaped westerly facing garden briefly comprising a spacious flagged patio and entertaining area with French doors into the lounge/diner and small steps leading up to a generous lawned garden with timber panelling to both sides and the rear boundary.

Location

The Property Is Very Convenient For The A55 Expressway, Primary & Secondary Schools, Town Centre & Is Around 10 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants Boutique Shops. Viewing Of This Semi-Detached House Is Advised Both Internally & Externally.

Council Tax Band C

Exact Location

what3words ///richest.pocketed.proofs

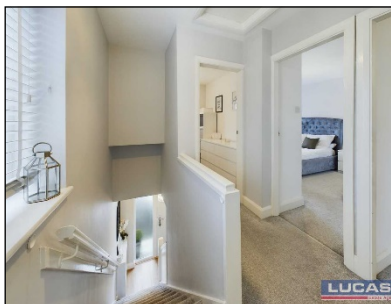
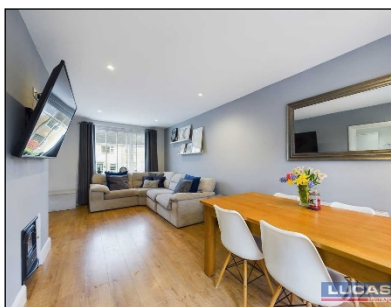
<https://what3words.com/ways-to-use>

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

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.



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.

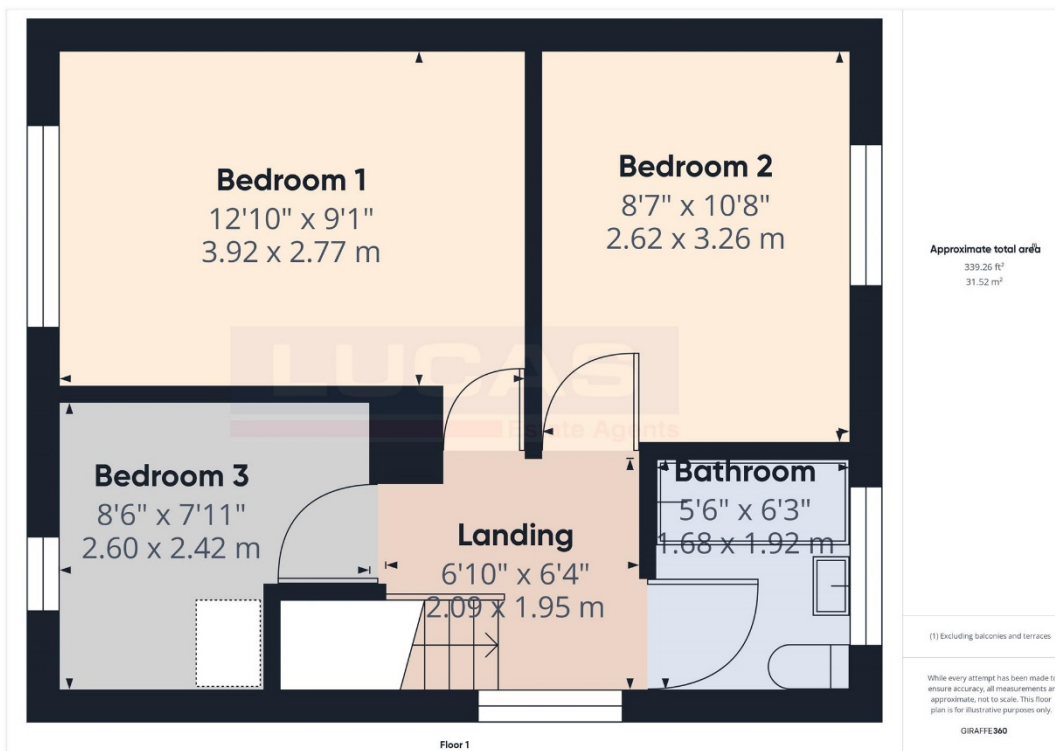
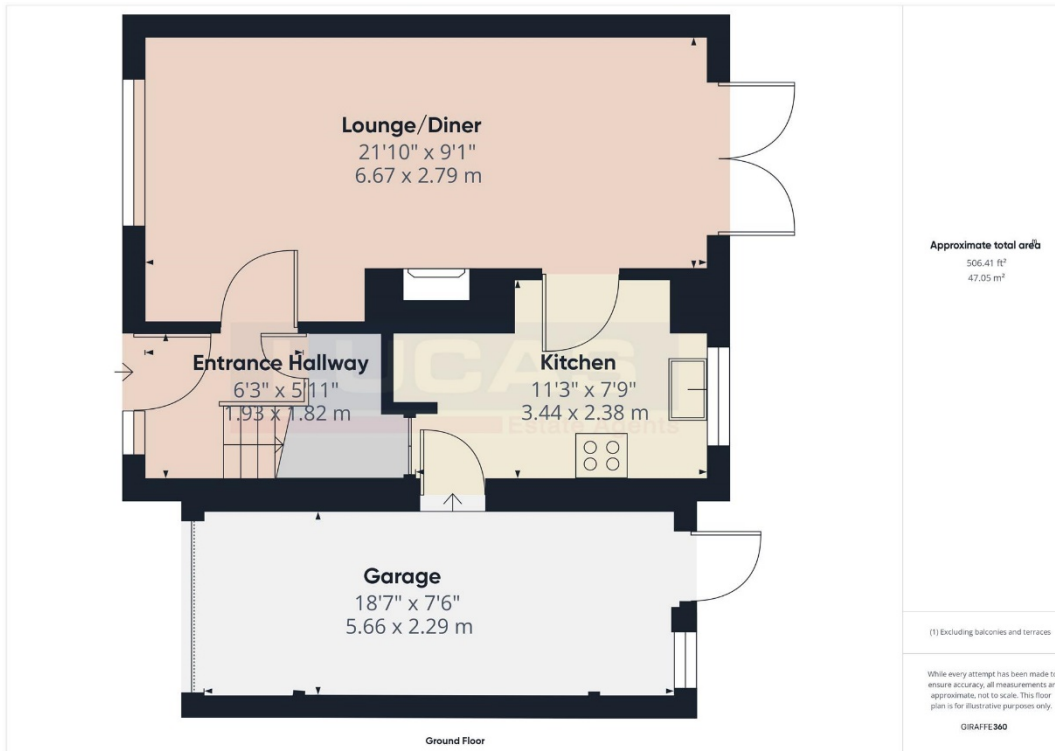


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	89
England & Wales	EU Directive 2002/91/EC	

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/0100-2900-5170-2079-2095>

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.



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.

 <p style="text-align: center;">Ground Floor</p>	<p>Approximate total area</p> <p>845.67 ft² 78.57 m²</p>
 <p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p>

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.