



25 Lon Y Gamfa Menai Bridge LL59 5QJ
Freehold Semi Detached
£175,000

- Spacious Semi-Detached House In Quiet Cul De Sac
- 3 Bedrooms/1 Bathroom/1 Reception
- Lawned Gardens Front & Rear, Patio Area & Off-Road Parking
- Ideal For First Time Buyer, Investor Or Young Family.
- Property Requires Modernisation Throughout
- Mountain Views From Upper Floor
- Chain Free
- 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 Spacious Semi-Detached Home With Front And Rear Gardens, Off-Road Parking And Distant Mountain Views With The Added Benefit Of Having No Onward Chain. The Property Is Ideally Situated In The Sought After Town Of Menai Bridge. Located In A Desirable Residential Area, & Just A Short Drive Away From Local Amenities, Bus Routes, Schools And The A55 Expressway.

The accommodation which benefits from gas central heating and double glazing briefly comprises entrance vestibule with door through to the lounge with stairs leading to the first floor. A door leads off into a spacious kitchen/diner that has a sliding door out to the sunroom with onward access to the rear gardens. The first floor briefly comprises a landing with built in linen cupboard and access via a Slingsby style ladder to the loft. Doors then lead off into bedroom 1 with window to rear aspect boasting views of the mountains in the distance, bedroom 2 with window to front aspect, bedroom 3 with window to front aspect and completing the accommodation is the family bathroom briefly comprising a timber panelled bath with shower over, pedestal wash hand basin, Wc, complementary wall tiling, low maintenance floor covering and frosted window to side.

Externally

There Is A Drive With Ample Off-Road Parking With Lawned Gardens & Shrubs To Front With Outside Storage To The Side Leading To A Fairly Generous Lawned Rear Garden With Patio Area & Timber Fence Boundary. Ideal For First Time Buyer, Investor Or Young Family.

Location

A popular and well-established residential estate near the outskirts but within walking distance of the town centre of Menai Bridge on the Isle of Anglesey. Menai Bridge is the gateway to all the island's amenities and boasts primary and comprehensive schools, health centre, Waitrose supermarket plus a variety of local shops, a good choice of cafes, pubs and restaurants and is within 2 miles of Bangor, the university and Ysbyty Gwynedd Hospital.

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Council Tax Band C £1790.32 2024/2025

Exact Location

what3words ///charging.crunches.hatch

<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

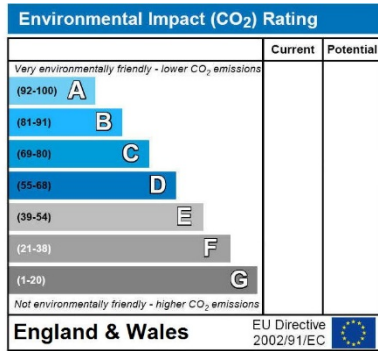
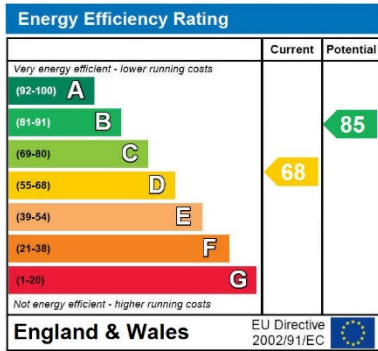
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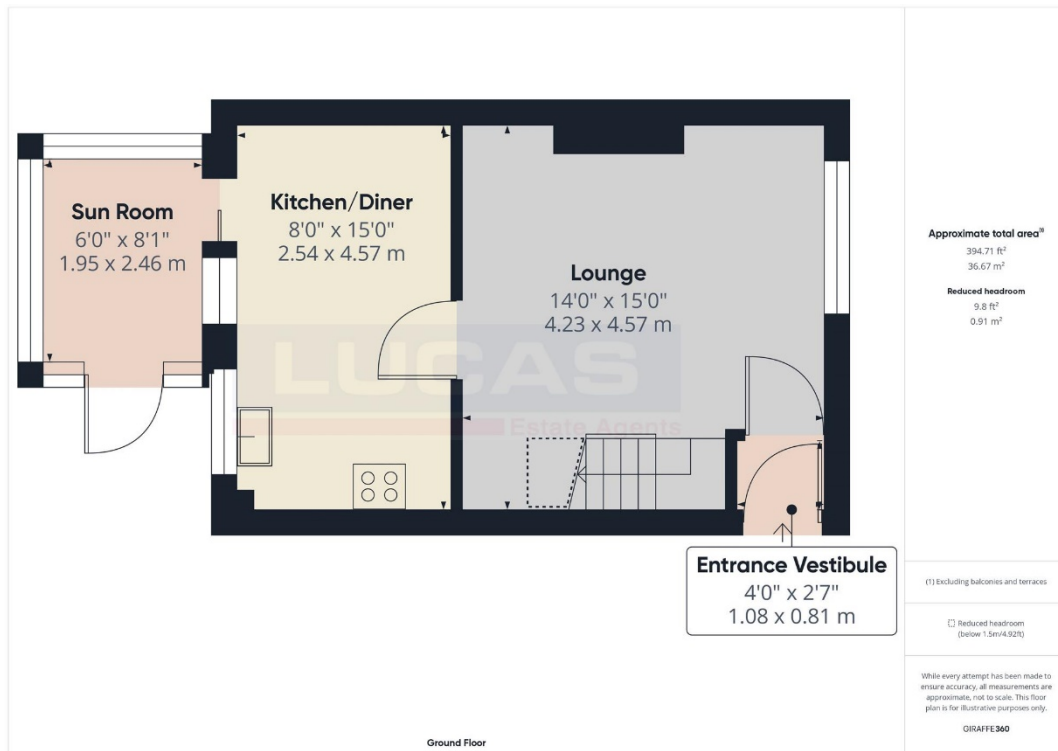
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<https://find-energy-certificate.service.gov.uk/energy-certificate/8511-7326-6720-2538-2922>



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