



26 Tyddyn To Menai Bridge LL59 5BG
Freehold End Terrace
£255,000

- Most Spacious End Terrace House In Sought After Location
- 3 Bedrooms/1 Bathroom/3 Receptions
- Close to Local Amenities
- Chain Free
- Council Tax Band C £1790.32 2024/2025; EPC D
- Garage & Gardens
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Very Spacious End Terrace House With The Added Benefit Of Having No Onward Chain Located In A Sought-After Position Within The Town Of Menai Bridge. The Property Boasts Excellent Views Of The Mountains From The Upper South Facing Windows & Comes With A Detached Garage & Off-Road Parking Together With Gardens To The Rear. The Property Is Only A Short Walk From Both Primary & Secondary Schooling, The Centre Of Menai Bridge, With Its Local Shops, Including A Waitrose And An Excellent Selection Of Restaurants And Cafés.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with low maintenance flooring, stairs to first floor with built under storage cupboard, door off into living & sitting rooms with low maintenance flooring, window to front aspect, coved ceiling. Square opening into the living room with low maintenance flooring, window to rear aspect, inset gas fireplace and surround, coved ceiling, door through into the sunroom with low maintenance flooring, windows to three sides overlooking the rear gardens. Continuing off the entrance hallway is a door through into the L shaped kitchen/diner briefly comprising base and wall storage cupboards with complementary work surfaces, space for free standing range cooker with chimney style extractor over, space for free standing dishwasher, space for washer and dryer, space for upright fridge/freezer, Worcester wall mounted gas central heating boiler, low maintenance flooring, complementary tiled splash back, recessed lighting, coved ceiling, window to front aspect. The spacious dining area offers low maintenance flooring, coved ceiling, stable style door to rear garden and two windows to the rear aspect overlooking the garden.

The first floor briefly comprises landing with access to loft space and window to front aspect, built in airing cupboard, doors leading off into bedroom 1 with coved ceiling, cast iron fireplace window to front aspect and window to rear aspect boasting distant mountain views along with view of the Telford suspension bridge, bedroom 2 with coved ceiling, window to rear aspect boasting distant mountain views along with view of the Telford suspension bridge, bedroom 3 with coved ceiling, window to rear aspect boasting distant mountain views along with view of the Telford suspension bridge and completing the accommodation is the bathroom briefly comprising a tiled panelled bath with electric shower and glass screen, pedestal wash hand basin with storage cupboard under, low flush Wc, complementary wall tiling and frosted window to front aspect.

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Externally

Steps down to front entrance with path and timber gate at the side leading to the side and rear garden area which is mainly lawned with two decked terraces and two gates leading to the side path and onward to a detached garage with up and over door.

Location

A popular and well-established estate centrally located and 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.

Agents Notes

The property is of standard construction under a slate roof.

Council Tax Band C £1790.32 2024/2025

Broadband-621 Mbps

Exact Location

[what3words ///search.clutches.blues](https://what3words.com/search/clutches.blues)

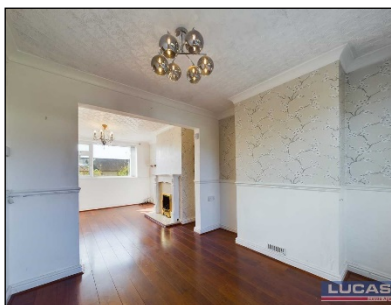
<https://what3words.com/ways-to-use>

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.

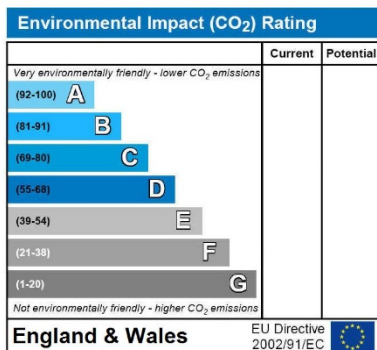
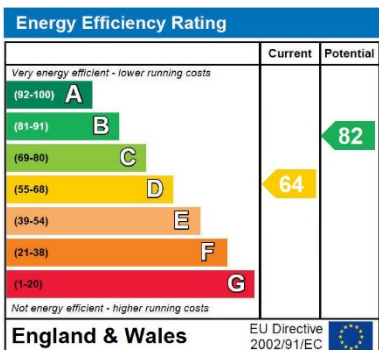
Note to Customers

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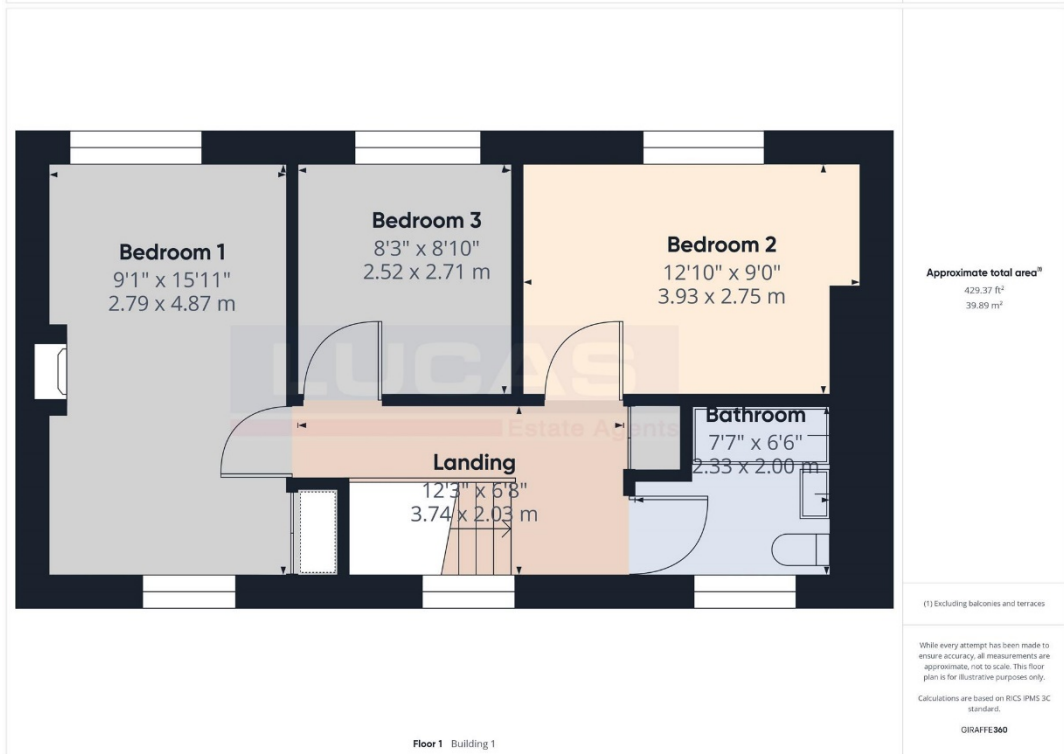
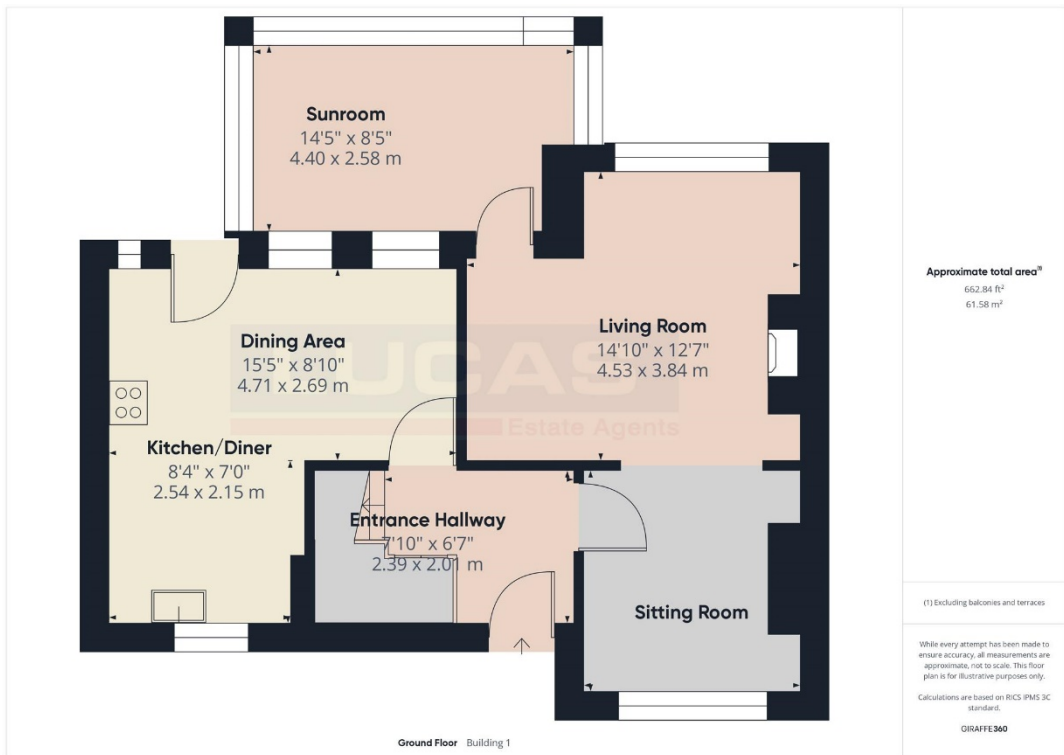


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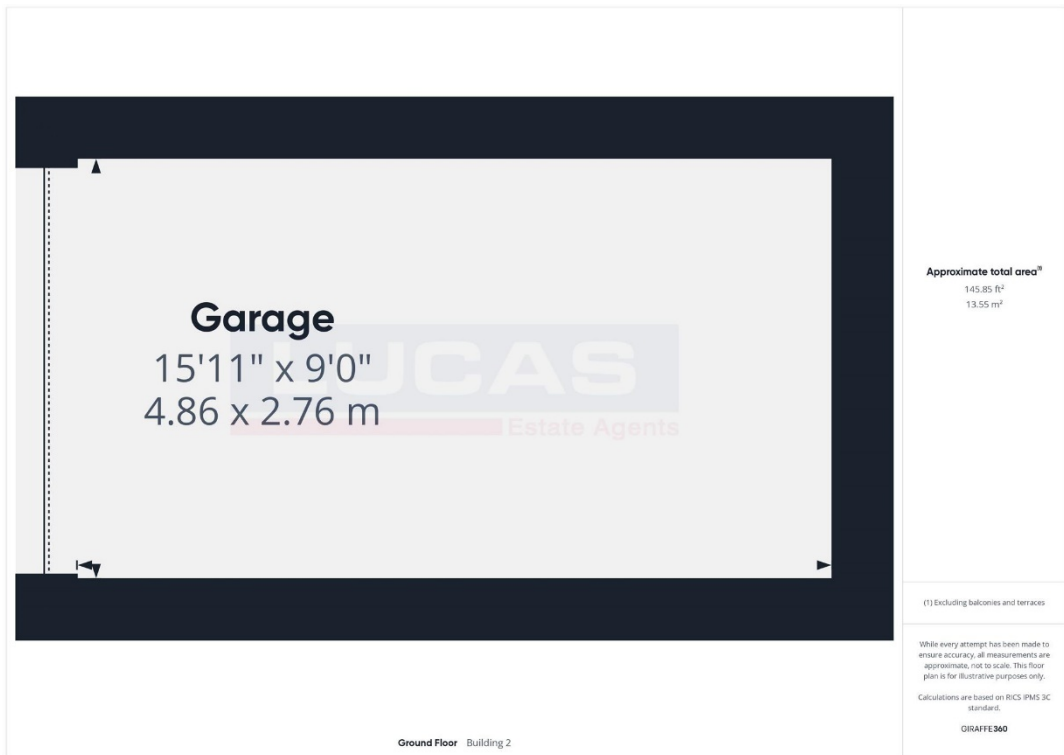


<https://find-energy-certificate.service.gov.uk/energy-certificate/8834-3521-7400-0467-1202>

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