



Angorfa ,17 Dale Street Menai Bridge LL59 5AH
Freehold Townhouse
Offers Invited £375,000

- Superbly Appointed Attractive End Terraced Townhouse In Highly Sought After Residential Area
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Upgrades In The Last Few Years To Include New Kitchen, Recently Installed Central Heating Boiler, Some New Floor Coverings, New External Boundary Fencing & Re Decorated Throughout
- Implement Garden Store & External WC With Benefit Of New Roofing
- Off Road Parking For 2 Vehicles Together With Enclosed Low Maintenance Garden & Patio
- Council Tax Band D £2014.11-2024/2025; EPC D
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

Centrally Located With The Popular Town Of Menai Bridge Is This Very Well Appointed & Spacious Period End Terrace Townhouse Set Over Three Floors Having Been Sympathetically Modernised By The Current Owners Whilst Retaining Many Original Features Throughout Including Decorative Mouldings, High Ceilings, Several Victorian Fireplaces, Painted Timber Staircase & Original Flooring To The Kitchen. Angorfa Also Comes With An Enclosed Rear Courtyard Style Low Maintenance Garden With Useful Garden Implement Room With Adjoining Wc, Together With Off Road Parking For Two Vehicles. The Property Is A Short Walk From The Banks Of The Menai Strait, Belgium Promenade and Tree Lined Walks As Well As Being Very Convenient For A Waitrose Store & A55 Expressway. Viewing Both Internally & Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing briefly comprises new composite front door into entrance hallway with attractive stairs to first and second floor, built in understairs storage cupboard, herringbone style low maintenance flooring, doors leading off into living room with feature bay window to front aspect, attractive Victorian fireplace featuring a beautifully carved slate surround and slate hearth. Square opening through into the dining/sitting room with attractive Victorian fireplace featuring a beautifully carved slate surround and slate hearth, window to rear aspect, separate door through into the entrance hallway with door leading through into the recently fitted kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, single bowl sink with mixer tap, space for free standing washer, space for tall fridge freezer and further space for free standing fridge, attractive exposed brick fireplace with space for free standing range cooker with complementary tiled splash back, Ideal wall mounted gas central heating boiler, recessed lighting, polished wood flooring, xpelair extractor fan, original built in storage cupboard, window to side aspect, access to loft space and door Upvc door leading to enclosed rear low maintenance garden area.

The first floor comprises a half landing with window to rear aspect and stairs to main landing area with attractive stairs continuing to the second floor and doors leading off into bedroom 1 with feature bay window to front aspect, bedroom 2 with attractive Victorian fireplace featuring a beautifully carved slate surround and slate hearth, window to rear aspect overlooking the garden and bathroom briefly comprising a panelled bath with period style mains shower with complementary tiled surround, pedestal wash hand basin with complementary tiled surround, low flush Wc with complementary tiled surround, xpelair extractor fan heated towel rail and frosted window to front aspect.

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The second floor comprises a half landing with stairs to main landing area with a useful built in storage cupboard, access to loft space and doors leading off into bedroom 3 with limited headroom, attractive Victorian fireplace featuring a beautifully carved slate surround and slate hearth, one large and two smaller Velux roof lights, bedroom 4 with limited headroom, attractive Victorian fireplace featuring a beautifully carved slate surround and slate hearth, Velux roof light and window to front aspect and completing the accommodation is a bathroom with limited headroom briefly comprising corner shower cubicle with electric shower with complementary tiled surround, pedestal wash hand basin, low flush Wc, heated towel rail and frosted window to front aspect.

Externally

To the front of the property is a small patio area with a paved path that leads to the front door. To the rear is a spacious enclosed low maintenance garden as well as a stone-built garden store and an outside WC. Beyond the garden is an off-road parking area for 2 vehicles.

Location

Menai Bridge is a bustling town situated on the edge of the Menai Strait. The town is famous for its suspension bridge built by Thomas Telford. Menai Bridge has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main high street has many traditional and attractive shop frontages, home to many independent outlets making it a great place to shop. Recently Menai Bridge has become a fashionable eating location with numerous high-quality restaurants available for you to be tempted by. The town also has a 'Waitrose' supermarket. The A55 is nearby which allows easy access to the city of Bangor and the surrounding coastal towns. Anglesey has so much to offer including fabulous beaches, sailing and water sports and the recently completed coastal walk with over 120 miles of breathtaking coastline.

Agents Notes

The property is of stone construction under a slate roof.

Council Tax Band D £2014.11 2024/2025

Broadband Up To 628 Mbps

Exact Location

what3words ///flop.swaps.compose

<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.

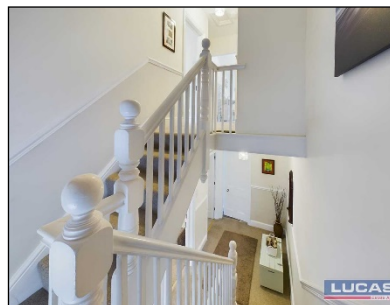
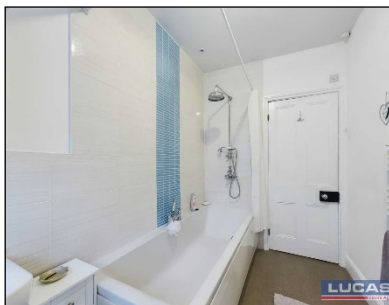
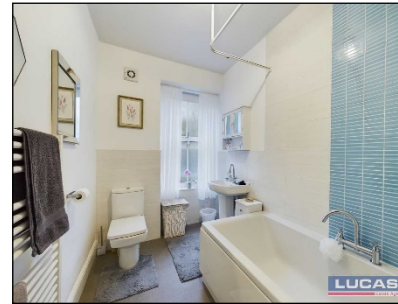
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Note to Customers

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.



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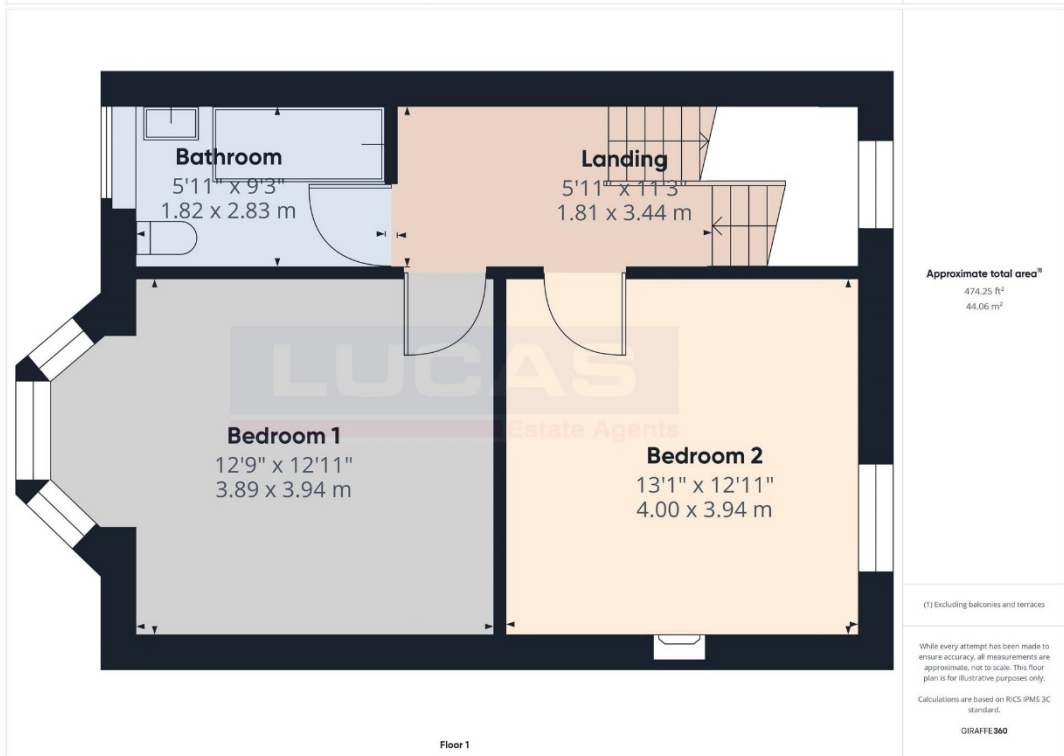


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

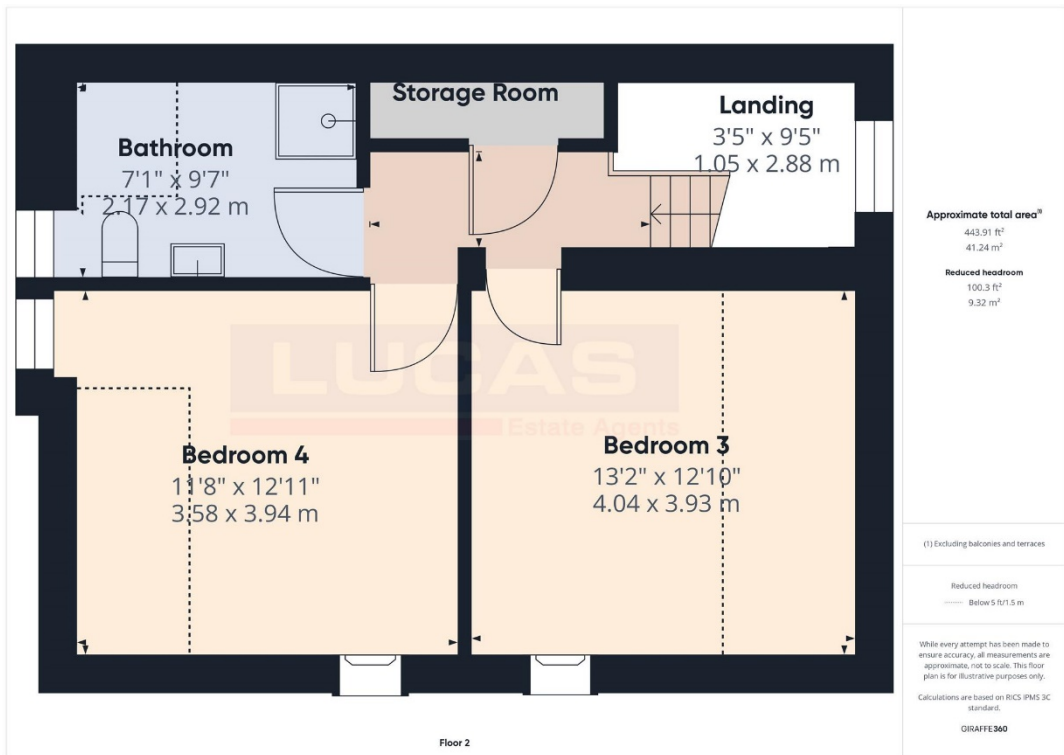
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9230-2467-8000-2290-3045>

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