



10 Derwen Deg Menai Bridge LL59 5EJ
 Freehold Semi Detached
 £245,000

- Very Well Appointed Three Bedroom Semi Detached Home Located In This Very Sought After Quiet Cul De Sac
- 3 Bedrooms/2 Bathrooms/1 Reception
- Also Benefits From Off Road Parking On The Drive Together With Gardens To The Front & Rear.
- Chain Free
- To The Rear Are Very Pleasant Open Countryside Views
- From The Front Aspect Far Reaching Views Overlooking The Town And Beyond To The Yr Wyddfa (Snowdonia Mountains) Along With Views Of The Telford Bridge.
- Council Tax Band C £1931.92 2025/2026; Broadband TBC
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Mains Gas

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Property Summary

A Very Well Appointed Three Bedroom Semi Detached Home Located In This Very Sought After Quiet Cul De Sac, Benefitting From Having No Onward Chain. The Property Also Benefits From Off Road Parking On The Drive Together With Gardens To The Front & Rear. To The Rear Are Very Pleasant Open Countryside Views Whilst From The Front Aspect Far Reaching Views Overlooking The Town And Beyond To The Yr Wyddfa (Snowdonia Mountains) Along With Views Of The Telford Bridge. The Town Of Menai Bridge Offers Excellent Facilities And Amenities To Include A Wide Range Of Local Shops, Supermarket, Doctors Surgery, Primary And Secondary Schools And Lies On The Bank Of The Beautiful Menai Strait. The Property Is Also Conveniently Placed For Easy Access Onto The A55 Expressway With Its Road Links To The Sea Port Of Holyhead And Along The North Wales Coast Into Cheshire.

The accommodation which benefits from gas central heating and double glazing briefly comprises composite front door into a spacious entrance hallway, stairs to first floor, coved ceiling, doors off into a separate Wc briefly comprising a back to the wall Wc, pedestal wash hand basin with tiled splash back, extractor, low maintenance flooring and frosted window to front aspect, lounge with coved ceiling, window to front aspect boasting distant mountain views, door through into the kitchen/.diner with base and wall storage cupboards in a high gloss finish with complementary work surfaces, stainless steel one and a half bowl sink with mixer tap, built under electric oven with gas hob and integrated extractor over, integrated fridge/freezer, space for free standing washer, complimentary tiled splash backs, gas central heating boiler in housing cupboard, recessed lighting, low maintenance flooring, window to rear aspect overlooking the garden, French doors leading out to rear flagged pathway with steps leading up to the rear garden, and a door through into a useful walk in storage room.

The first floor briefly comprises a landing with access to loft space and doors leading off into an L shaped bedroom 1 en suite, two windows to front aspect boasting far reaching views overlooking the town and beyond to the Yr Wyddfa (Snowdonia mountains) along with views of the Telford Bridge, door off into an en suite bathroom briefly comprising a built in shower cubicle with electric shower and complementary tiled surround, vanity sink unit with storage under with mixer tap and complementary tiled splash back, chrome heated towel rail and extractor fan, bedroom 2 with window to rear aspect with pleasant views overlooking the garden and open fields, bedroom 3 with window to rear aspect with pleasant views overlooking the garden and open fields and main bathroom briefly comprising a panelled bath with complimentary tiled splash back, back to the wall Wc with adjoining vanity sink unit with mixer tap and storage under with complimentary tiled splash back, chrome heated towel rail and extractor fan, low maintenance flooring and frosted window to side aspect.

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Externally

Small neat lawned garden to front along with a tarmacadam drive providing ample off-road parking leading to a timber gate that takes you through to the rear flagged pathway with several steps up to a lawned garden with timber fence bordering the boundary. There is also rear access via the French doors leading into the kitchen/diner.

Location

Located In A Very Sought After Quiet Cul De Sac But Within Easy Reach Of Local Schooling, Shops And Numerous Amenities. The Town Of Menai Bridge Offers Excellent Facilities And Amenities To Include A Wide Range Of Local Shops, Supermarket, Doctors Surgery, Primary And Secondary Schools And Lies On The Bank Of The Beautiful Menai Strait. The Property Is Also Conveniently Placed For Easy Access Onto The A55 Expressway With Its Road Links To The Sea Port Of Holyhead And Along The North Wales Coast Into Cheshire.

Council Tax Band C £1931.92 2025/2026
Broadband TBC

Exact Location

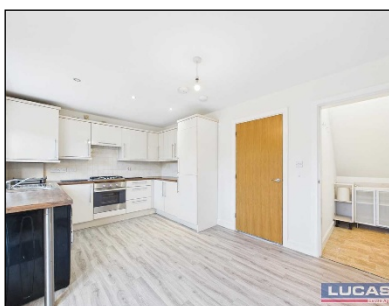
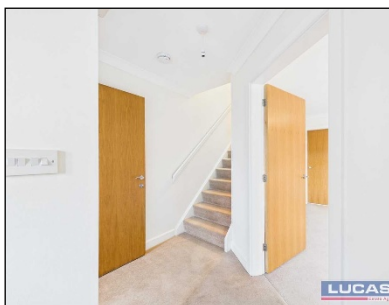
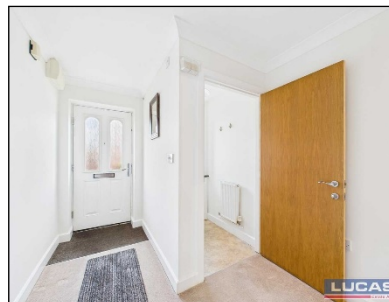
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

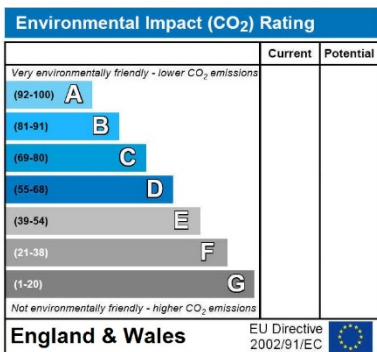
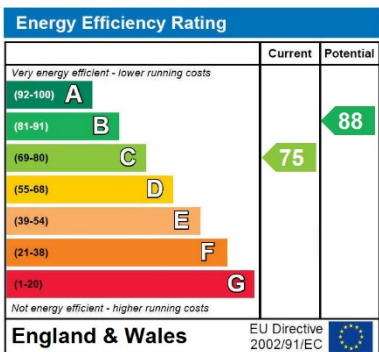
Note to Customers

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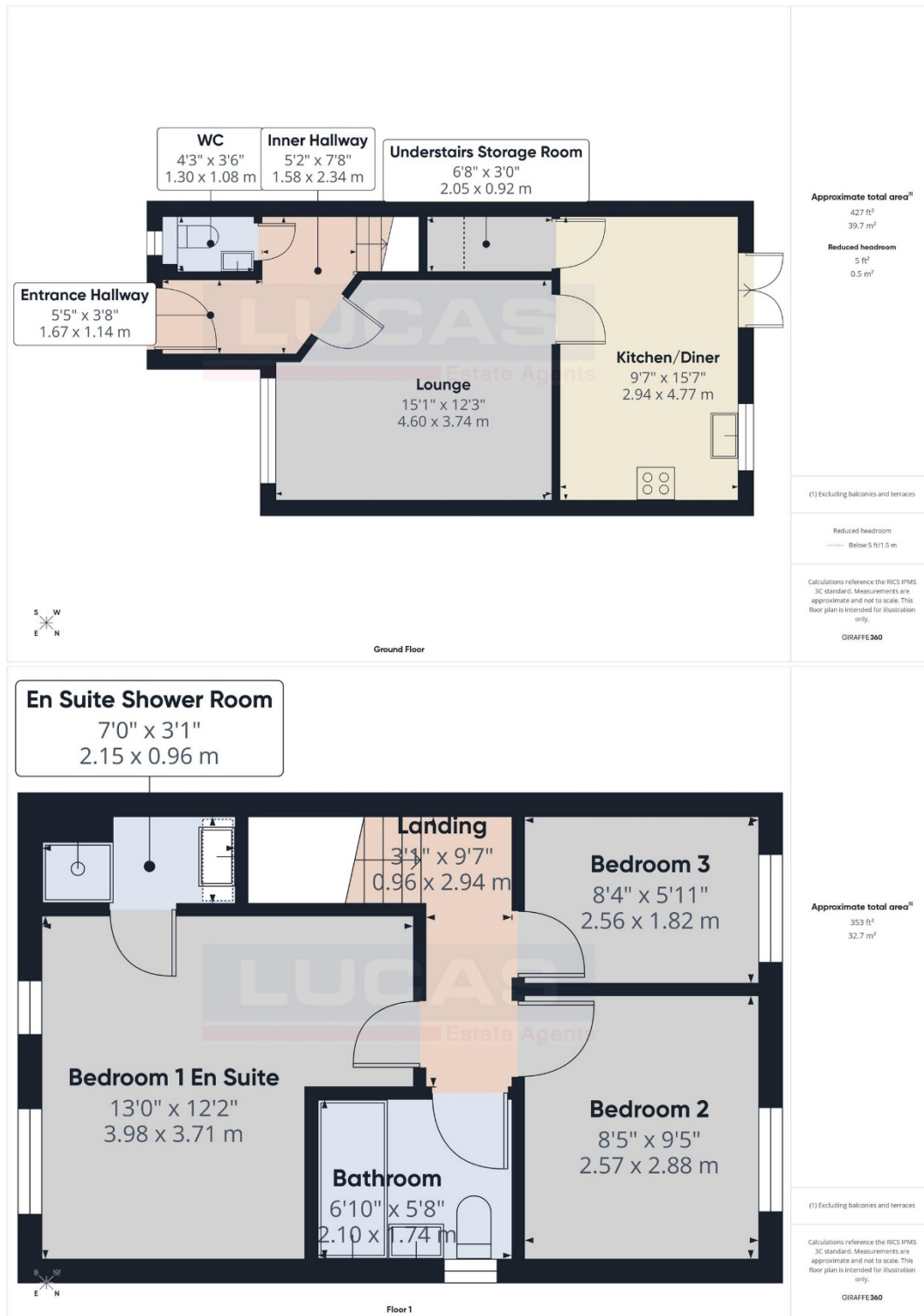


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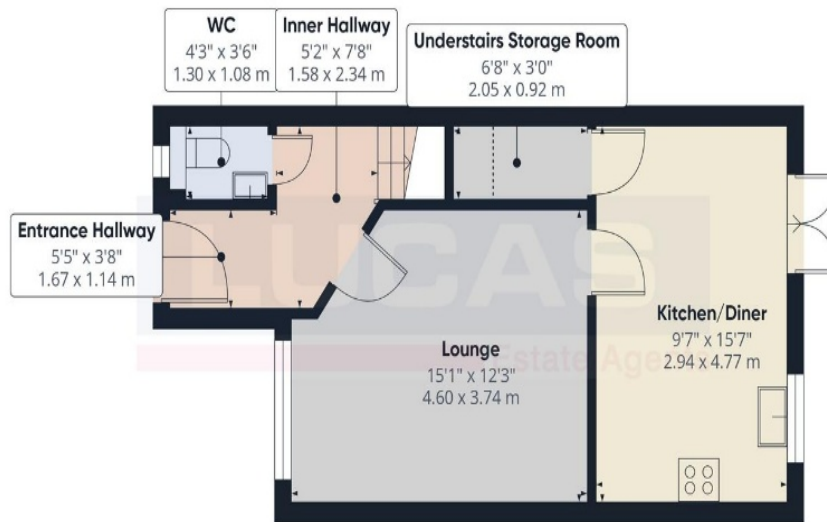


<https://find-energy-certificate.service.gov.uk/energy-certificate/8303-1804-7822-6396-9803>

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
780 ft²
72.4 m²

Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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