



RE/MAX

PROPERTY HUB



48 High Street, Menai Bridge, LL59 5EF
Asking price £275,000

SOLD WITH NO ONWARD CHAIN - Located Heart Of Menai Bridge

Offering excellent versatility and development potential, with a central location, only few steps from the renowned bistros and no chain, this substantial town house could be ideal as a family looking for townhouse living or as a high yielding/high density holiday let property. The accommodation comprises an entrance hallway lounge, dining room, kitchen, three first floor double bedrooms and a bathroom. The second floor can be incorporated into the property and affords a landing and three large rooms, arguably with enough space for at least two or three further bedrooms, subject to the relevant planning consents. This townhouse has gas central heating and a substantial rear garden that could allow a buyer to extend the existing footprint of the building considerably.

Description

Tenure – Freehold

Location - Menai Bridge

Llanfairpwllgwyngyll, 2 miles; Bangor, 2.5 miles; Beaumaris, 4.5 miles; Caernarfon 8 miles.

This delightful town sits right on the edge of the Isle of Anglesey and is home to one of two bridges to mainland Wales. It is an ideal base for a holiday and is great for exploring this beautiful island. It has a strong history which can be discovered in the Menai Bridge Heritage Museum, the well-known Saint Tysilio lived on Church Island, just off of Anglesey in the 9th century, hence the name of the 14th century St. Tysilio's Church. Menai Bridge itself offers a good range of shops, pubs and restaurants to enjoy. In terms of entertainment, this is an ideal spot with something for everybody, there is the butterfly palace 'Pili Palas' which is incredibly popular with families, as well as the astounding Plas Cadnant Hidden Gardens well worth a walk around. The Snowdonia National Park is within driving distance for you outdoor enthusiasts, it has wonderful walking, cycling and opportunities to see some beautiful sights. Nearer to the town, there are some incredible places including the popular towns of Beaumaris and Caernarfon with their majestic castles and much more to do.

PROPERTY CONFIGURATION

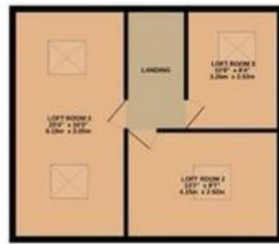
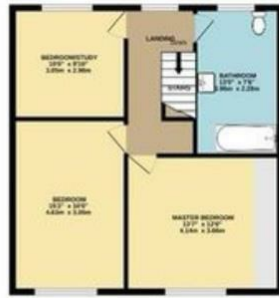
GROUND FLOOR - Entrance Hall Hardwood front. Carpeted flooring. Lounge Gas fire, carpeted flooring. Dining Room, Carpeted flooring, double glazed door off to the rear garden. Kitchen, Tiled flooring, built-in storage cupboard, tiled splashbacks. Roll top work surface, wall and base and drawer units, single sink and with mixer tap, integrated, electric oven, integrated, electric hob, overhead extractor, space for fridge.

FIRST FLOOR - First Floor Landing, Carpeted flooring. Bedroom One, Radiator, carpeted flooring. Bedroom Two, Carpeted flooring. Bedroom Three, Radiator, carpeted flooring. Bathroom, Radiator, carpeted flooring, built-in storage cupboard. Low level WC, panelled bath, shower over bath and electric shower, pedestal sink

SECOND FLOOR - Second Floor Loft Landing, Not accessed via a fixed staircase currently. Attic Room One Double glazed velux, original wide floorboards. Attic Room Two, Double glazed velux, original wide floorboards. Loft Room Three, Double glazed velux, original wide floorboards.

OUTSIDE - To The Rear, there is a large rear terraced garden, outdoor WC, the garden is predominantly laid to lawn, with patios and a path leading up to a higher terrace where there is a large timber shed.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	

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