



Green Cottage Cadnant Road Menai Bridge, Isle of Anglesey LL59
5EW
Freehold Cottage £230,000

- Most Charming Recently Pebble Dashed Two Storey End Terrace Cottage With Benefit Of No Onward Chain
- 2 Bedrooms/2 Receptions/1 Bathroom
- Short Walk To Banks Of Menai Strait Via St Georges Road
- Generous Gardens To Side With Off Road Parking
- 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/316eae53d2a24fecbbff79ee3e8e9881/>
- Close to All Local Amenities, Centrally Located Within Town
- 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

Located On The Sought After Cadnant Road In The Popular Town Of Menai Bridge Is This Most Charming Brick Built Two Storey End Terrace Cottage Having Recently Been Re Rendered & Pebble Dashed With Off Road Parking And Gardens. Green Cottage Benefits From Gas Central Heating & Double Glazing & Briefly Comprises Entrance Vestibule With Stairs To First Floor Landing, Lounge With Window To Front Aspect, Dining Room/Sitting Room With Useful Understairs Storage Cupboard & Window To Side Aspect Overlooking The Gardens, Kitchen With Base & Wall Storage Cupboards With Window & Door Out Onto An Enclosed Rear Yard, First Floor Landing With Doors Off Into Bedroom 1 With Window To Front Aspect & Useful Built In Wardrobe, Bedroom 2 With Pedestal Wash Hand Basin & Window To Side Aspect Overlooking Gardens & Bathroom Comprising Panelled Bath. Wc And Pedestal Wash Hand Basin.

Externally A Shared Driveway Off Cadnant Road Leads To Very Useful Off-Road Parking Area With Generous Established Lawned Gardens With Bushes & Trees, With A Side Gate Leading To An Enclosed Rear Yard With Small Storage Building.

Location

Menai Bridge is situated alongside the banks of the beautiful Menai Strait with its famous Thomas Telford suspension bridge making connections to the mainland. You'll find the area offers so much in the way of convenience being ideally situated for the University City of Bangor which lies just 2 miles distant on the mainland. The town offers numerous traditional style shop frontages, and all of your day-to-day requirements are well catered for. It's a wonderful place to shop and eat having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris.

Council Tax Band: C

<https://goo.gl/maps/pZvjt8Ts8CcKx2L57> Sat Nav LL59 5EW

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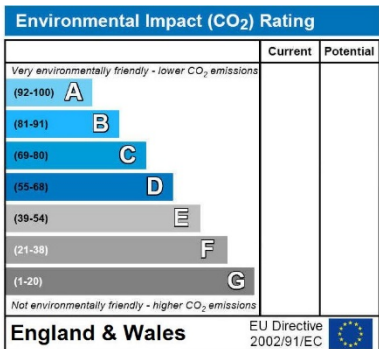
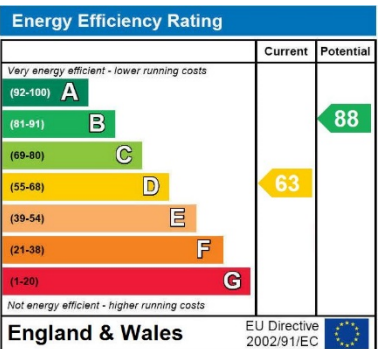
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

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. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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<https://find-energy-certificate.service.gov.uk/energy-certificate/9457-0901-0200-6740-3214>

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