



- A Well-Appointed Mid Terrace House Located In An Established Residential Setting
- 3 Bedrooms/1 Bathroom/1 Reception
- Chain Free
- Close to Town Centre
- Easy Walking To School. Bus Stop And Local Convenience Store
- Popular & Convenient Sought After Location
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
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Property Summary

A Well-Appointed Mid Terrace House Located In An Established Residential Setting On The Very Sought-After Lon Y Bryn Road In The Popular Town Of Menai Bridge. The Property Benefits From Internal Oak Doors & A Hive Control Unit Together With Well-proportioned Accommodation Throughout. In Addition, Small Garden Area To Front With On Street Parking With An Enclosed Lawned Rear Garden. The Dwelling Is Very Convenient For The A55 Expressway & Is Only A Short Walk To A Nearby Convenience Store Whilst The Town Centre Is Around 10-12 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants & Boutique Shops & Comes With The Added Benefit Of Having No Onward Chain.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with low maintenance floor covering, attractive stairs to first floor landing with space under for hanging fittment, meter cupboard, doors off into lounge with decorative open fireplace for display only, low maintenance floor covering, window to front aspect, kitchen/diner with base and wall storage cupboards with complementary work surfaces, complementary wall tiling, space for free standing cooker, space for washer, lay on sink with pillar taps, drawer pack, Hive control unit, space for table and chairs, two windows to rear aspect overlooking rear garden, door leading out to rear garden.

The first floor briefly comprises landing access to loft space, doors leading off into bedroom 1 with built in wardrobe, window to front aspect with pleasant outlook, bedroom 2 with window to rear aspect boasting distant mountain views, bedroom 3 /office with window to front aspect with pleasant outlook and completing the accommodation is the bathroom briefly comprising panelled bath with fitted mains shower and glass screen, low flush Wc, semi pedestal wash hand basin, chrome heated towel rail, complementary wall tiling ,low maintenance floor covering and frosted window to rear aspect.

Externally

Established garden to front with shrubs and small trees with central path to front entrance. To the rear is an enclosed garden mainly laid to lawn with timber panel fencing to both sides and timber garden shed. A timber gate at the rear of the garden leads onto a pathway with onward access to the road.

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Location

The Property Is Very Convenient For The A55 Expressway, Primary & Secondary Schools, Town Centre & Is Around 10 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants Boutique Shops. Viewing Of This Semi-Detached House Is Advised Both Internally & Externally.

Council Tax Band C

Exact Location

what3words ///dispenser.galaxy.recipient

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

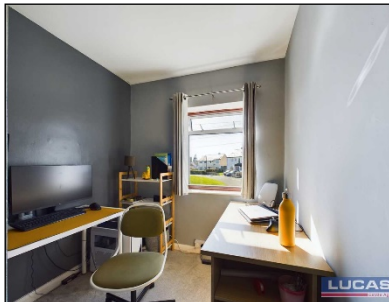
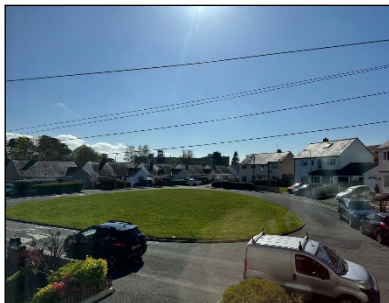
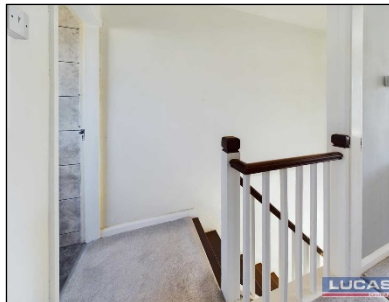
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

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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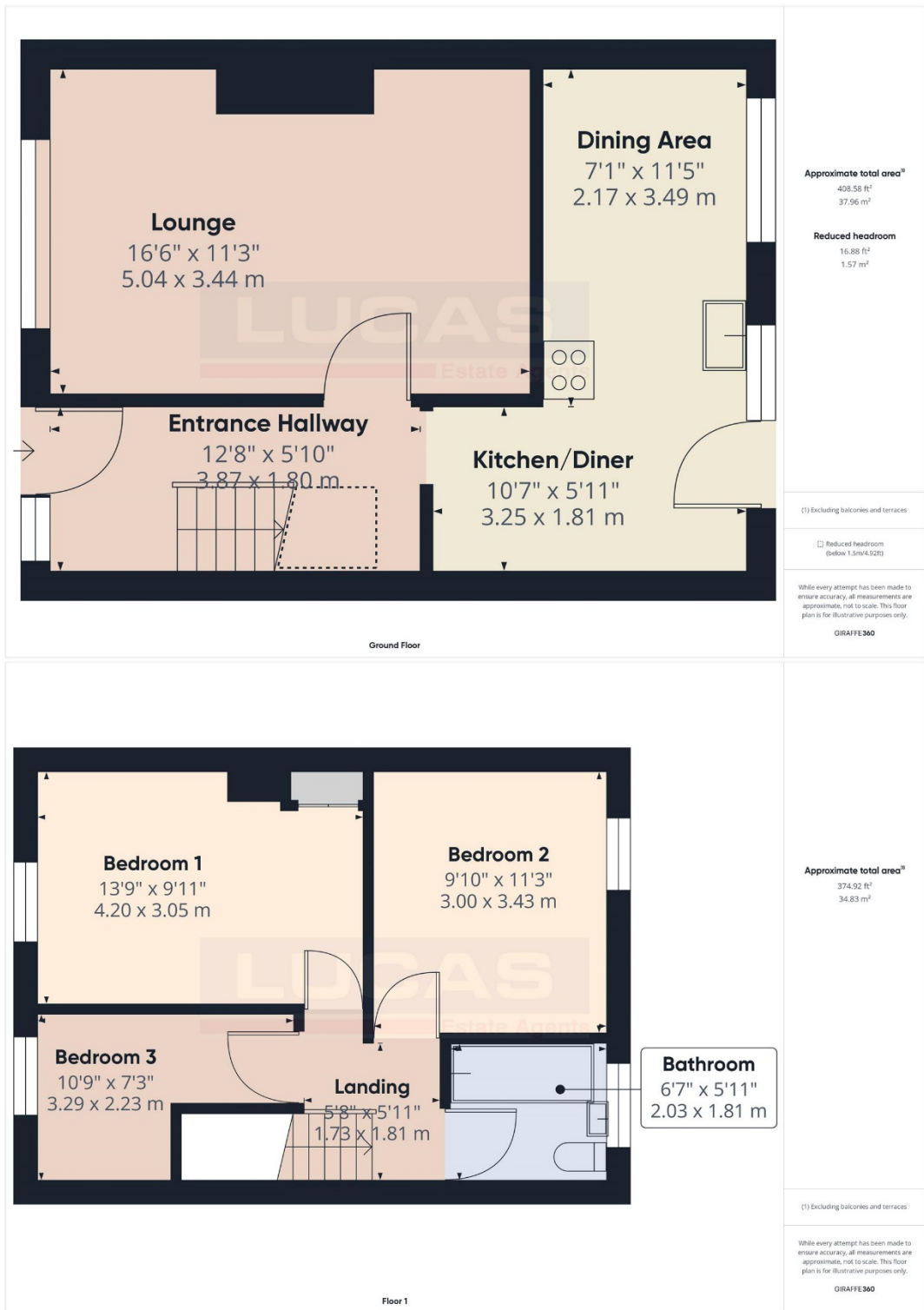


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	62	
England & Wales	EU Directive 2002/91/EC	

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/8641-7623-6890-1586-2992>

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