



8 Mountain View Menai Bridge LL59 5EN
Freehold Terraced
£199,950

- Modernised & Extended Mid Terrace House Ideally Placed Within The Sought After & Popular Town Of Menai Bridge
- 2 Bedrooms/1 Bathroom/1 Reception
- Elevated Gardens To The Rear
- Open Plan Kitchen/Diner Together With A Multi Fuel Stove
- Chain Free, Close to Local Amenities
- Council Tax Band C £1790.32 2024/2025; EPC E
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Fired

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Property Summary

A Modernised & Extended Mid Terrace House Ideally Placed Within The Sought After & Popular Town Of Menai Bridge Offering Spacious Accommodation Throughout, Together With Elevated Gardens To The Rear. The House Has Been Modernised Over Recent Years To Include A Contemporary Fitted Kitchen & Bathroom Suite, Flooring To The Hallway & Open Plan Kitchen/Diner Together With A Multi Fuel Stove. An Ideal First Time Buy Or Investment With The Added Benefit Of Having No Onward Chain. Viewing Is Highly Recommended.

The accommodation which benefits from LPG gas central heating and double (installed 2016) glazing briefly comprises front door into entrance hallway with stairs to first floor, understairs storage cupboard, ceramic tiled flooring, door off into spacious open plan kitchen/diner with an inglenook style fireplace with a multi fuel stove set on tiled hearth, recessed above, ceramic tiled flooring, window to rear aspect, opening into kitchen briefly comprising base and wall storage cupboards in a high gloss finish with complementary work surfaces together with a peninsular bar, built under electric oven with touch control ceramic hob and glass chimney style extractor over, slimline integrated dishwasher, stainless steel one and a half bowl sink with mixer tap, ceramic tiled flooring, coved ceiling and glazed door into utility room with base cupboards with complementary work surface, space for free standing fridge, space for free standing washer, Lpg gas central heating boiler with Hive thermostat, window to rear aspect and glazed door leading out to rear yard and steps up to a tiered garden. Continuing off the open plan kitchen/diner is a square opening through into the living room with coved ceiling, pine flooring and triple bay window to front aspect.

The first floor comprises landing with Slingsby style ladder to loft space and doors leading off into bedroom 1 with built in double wardrobe and window to front aspect, bedroom 2 with window to front aspect overlooking garden and completing the internal accommodation is a spacious contemporary bathroom suite comprising P shaped bath with mains power shower with glass screen and complementary tiled effect splashback, vanity sink unit with storage under, low flush Wc, chrome heated towel rail, extractor fan, low maintenance flooring, recess with slatted shelving and frosted window to rear aspect.

Externally

Opposite the row of houses is a public car park with option to purchase a parking permit to use in Ynys Mon council run car parks.

To the rear of the property, there is a neat, paved area and steps leading up to a communal path which provides communal pedestrian access. Beyond this, a further flight of steps leads up to an elevated partially fenced patio/garden with a natural rock outcrop and a variety of trees. From the top of the garden, there are views towards the Snowdonia mountains.

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The original portion of the property is of brick construction with rendered rear elevations under a pitched slate roof and a mineralised felt covered roof to the utility room extension.

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.

Council Tax Band C £1790.32 2024/2025

Exact Location

what3words ///economics.buckling.giggled

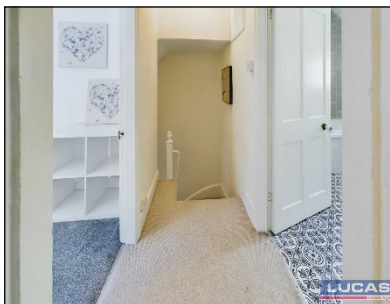
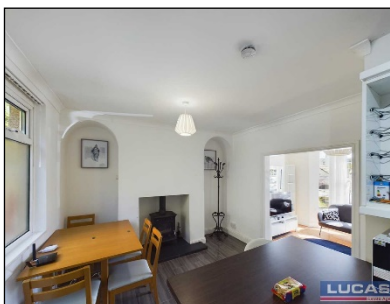
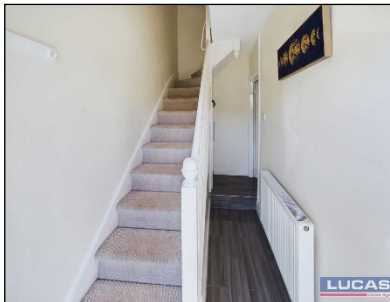
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

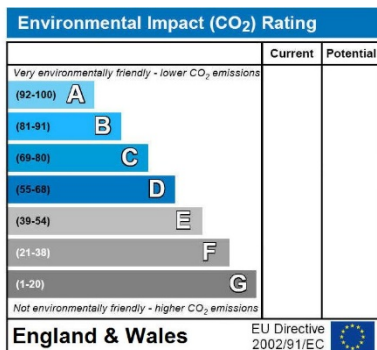
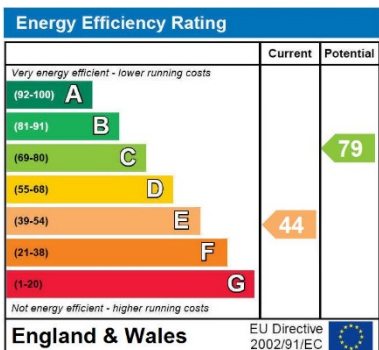
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<https://find-energy-certificate.service.gov.uk/energy-certificate/2838-2021-6262-4543-3944>

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