



4 Cae Gweithdy Menai Bridge LL59 5QZ  
 Freehold Terraced  
 £249,950

- Very Well Presented Extended Linked Terrace Home Having Been Modernised & Re Decorated Throughout
- 3 Bedrooms/1 Bathroom/1 Reception
- Very Low Maintenance To Front With Ample Off-Road Parking For 3 Vehicles With An Enclosed Lawned Garden To The Rear
- Mountain Views From Upper Floor
- EPC C; Council Tax Band C £1931.92 2024/2025; Broadband Up To 676 Mbps
- Close to Local Amenities
- 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 A Well Established & Popular Residential Estate In the Town In A Quiet Cul De Sac Is This Very Well Presented Extended Linked Terrace Home Having Been Modernised & Re Decorated Throughout By The Current Owners. Externally Very Low Maintenance To Front With Ample Off-Road Parking For 3 Vehicles With An Enclosed Lawned Garden To The Rear With Storage

Within Easy Walking Distance Of The Local Primary & Secondary Schools, The Thriving Town Of Menai Offers A Wealth Of Boutique Style Shops & Eateries Together With Doctors, Dentists & Public Houses & Is Only 3 Miles Or So To The University City Of Bangor & Ysby Gwynedd.

The accommodation which benefits from gas central heating and double glazing briefly comprises front door into vestibule with built in meter cupboard and door through into the lounge with attractive cast iron fireplace set on marble hearth, stairs to first floor landing, coved ceiling, herringbone style laminate flooring, window to front aspect and opening through into the kitchen/diner with recessed lighting, free standing units including a drawer pack, storage unit with drawers and lay on sink unit with storage under and mixer tap, space for free standing range cooker with chimney style extractor over, coved ceiling,complemetary tiled splash backs, herringbone style laminate flooring, two windows to rear aspect overlooking the garden and square opening through into the breakfast area with coved ceiling, space for tall free standing fridge/freezer, herringbone style laminate flooring, vertical radiator, door to rear garden with adjoining sidelight and door through into the laundry/boot room with space for free standing washer and dryer, wall mounted storage cupboards, low maintenance flooring, vertical radiator and door through into an office with recessed lighting, low maintenance flooring, built in work top counter, French doors leading out to the front with adjoining sidelight.

The first floor comprises a landing with built in linen cupboard, access to loft space, coved ceiling, window to side aspect and doors leading off into bedroom 1 with window to front aspect boasting fine views of the mountains and glimpses of the Telford Suspension bridge, bedroom 2 with window to rear aspect overlooking the garden, bedroom 3 with window to front aspect boasting fine views of the mountains and glimpses of the Telford Suspension bridge and bathroom suite briefly comprising panelled bath with shower attachment and glass screen, low flush Wc,pedestal wash hand basin, chrome heated towel rail, complementary wall tiling, extractor fan, low maintenance flooring and frosted window to rear.

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### Externally

Very low maintenance to front with ample off-road parking for 3 vehicles with an enclosed lawned garden to the rear with flagged patio area and timber garden storage shed.

### Location

Set In A Quiet Cul De Sac As Well As Being Within Easy Walking Distance Of The Local Primary & Secondary Schools, The Thriving Town Of Menai Offers A Wealth Of Boutique Style Shops & Eateries Together With Doctors, Dentists & Public Houses & Is Only 3 Miles Or So To The University City Of Bangor & Ysbyty Gwynedd.

### Agents Notes

The property is of standard construction under a tiled roof.  
Note the garage has been converted into an office and laundry/boot room.

Council Tax Band C £1931.92 2024/2025

Broadband Up To 676 Mbps

### EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/2447-3049-3204-0665-6204>

### Exact Location

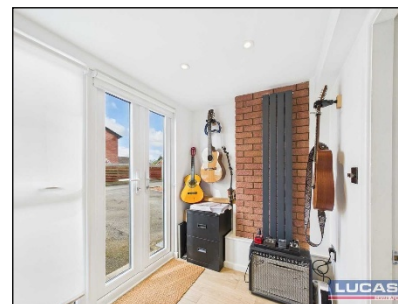
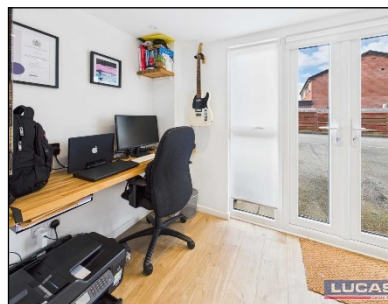
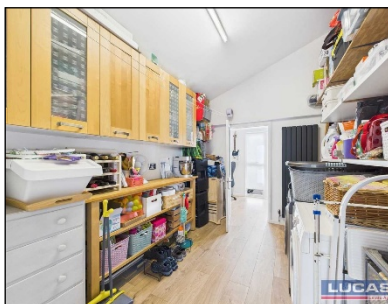
what3words ///alternate.recital.crisp

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.

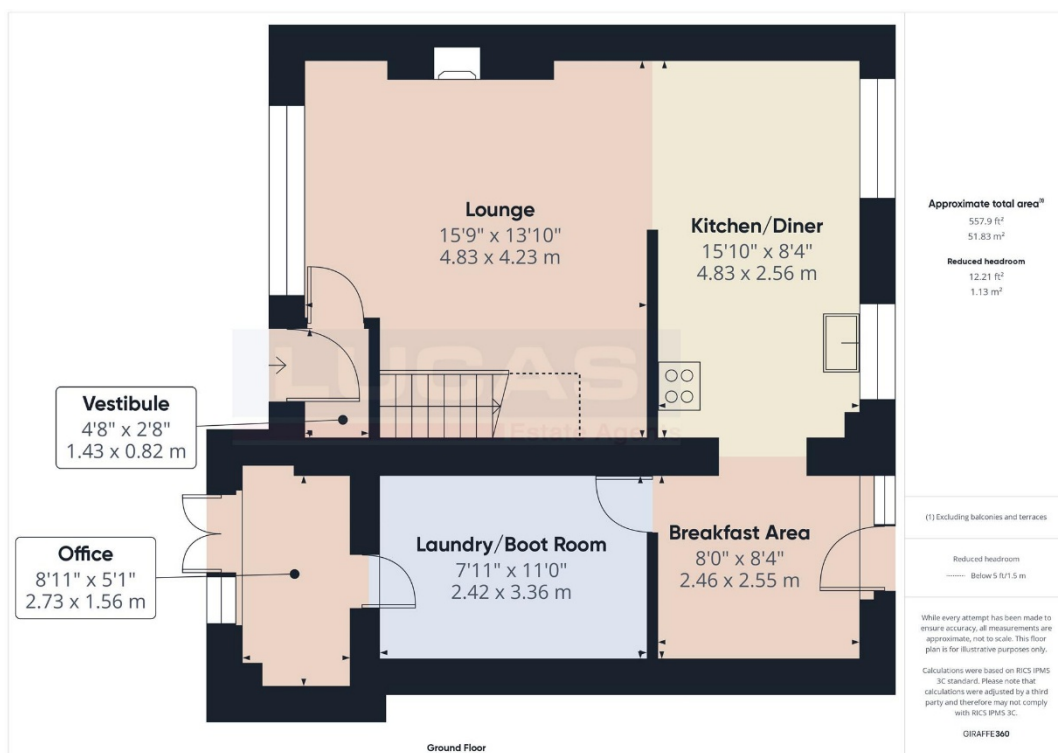
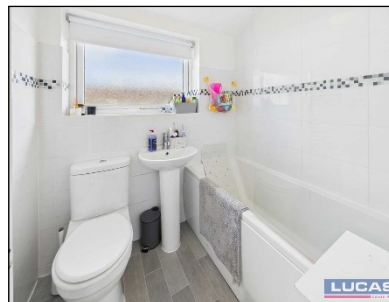
### Note to Customers

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.

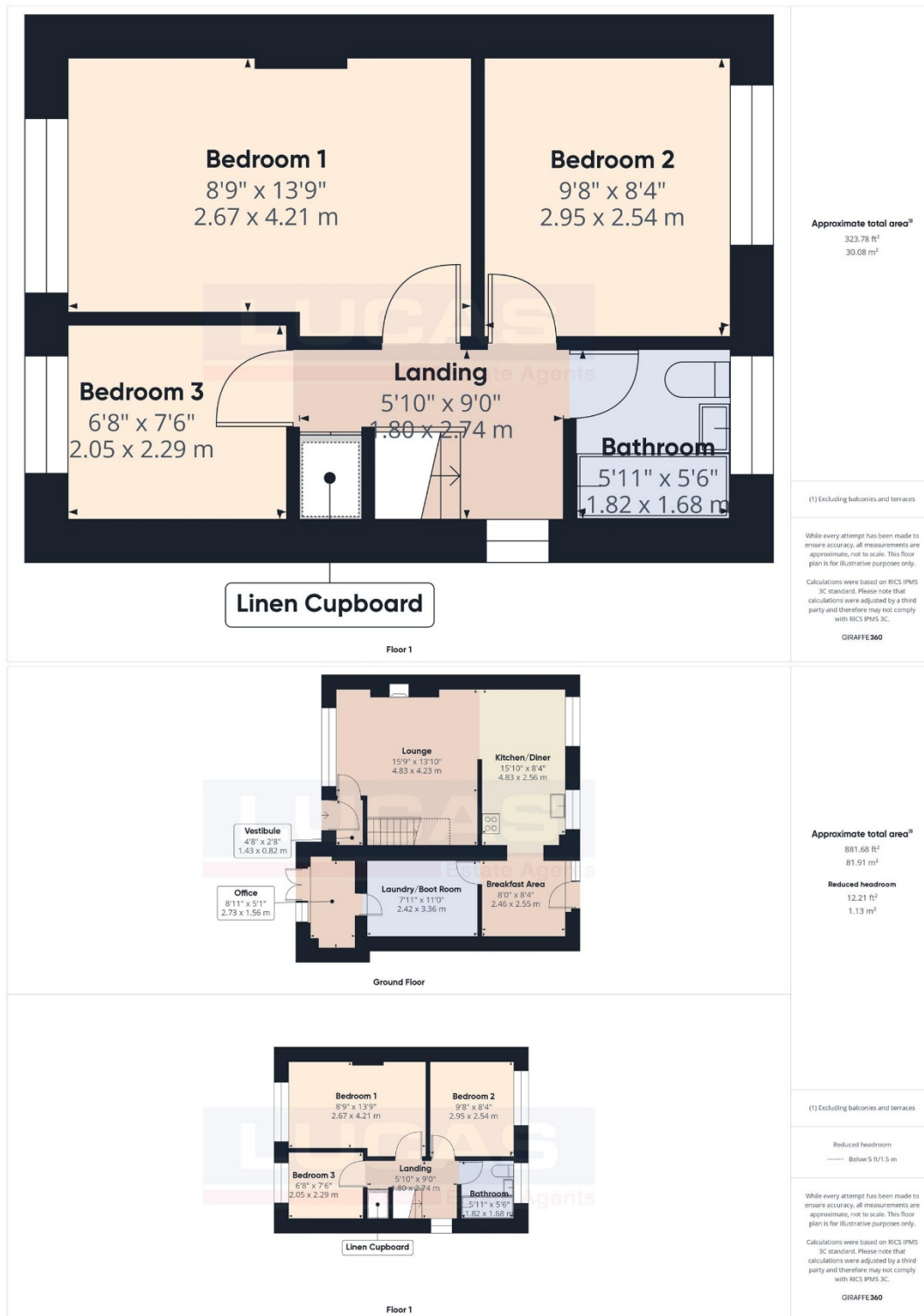
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