



3 Greenfield Terrace Hill Street Menai Bridge LL59 5AY
 Freehold Townhouse
 £295,000

- Stunning 4 Storey Mid Terrace Townhouse Having Been Fully Renovated & Refurbished Throughout
- 3 Bedrooms/1 Bathroom/2 Receptions
- Currently Used As A Successful Holiday Let But Could Also Be Suitable As A Family Home.
- Enclosed Landscaped Low Maintenance Garden Along With A Very Useful Single Garage
- Modern Contemporary Feel, Whilst Retaining Many Original Features
- EPC D; Council Tax Band -BUSINESS RATES (WAS COUNCIL TAX BAND D); Broadband Up To 49 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Quite Stunning 4 Storey Mid Terrace Townhouse Having Been Fully Renovated & Refurbished Throughout With A Modern Contemporary Feel, Whilst Retaining Many Original Features Ideally Located In The Centre Of The Very Popular Town Of Menai Bridge With Very Spacious Accommodation. The Property Is Currently Used As A Successful Holiday Let But Could Also Be Suitable As A Family Home. The Townhouse Also Comes With An Enclosed Landscaped Low Maintenance Garden Along With A Very Useful Single Garage & Is A Short Walk From The Bustling Town Centre With Its Numerous Amenities. The Banks Of The Menai Strait, Belgium Promenade With Tree Lined Walks As Well As A Waitrose Store Are A Few Minutes' Walk From The Property & Local Schools & The A55 Expressway Are Easily Accessible. Viewing Both Internally & Externally Is Highly Recommended.

The property benefits from gas central heating together with double-glazed sash windows and briefly comprises front door into a stunning open plan lounge/kitchen/diner with an attractive Victorian fireplace with slate surround, attractive low maintenance flooring, recessed lighting, window to front aspect and opening through into the kitchen/diner area with base and wall storage cupboards with complementary work surfaces together with an island display with complementary work surface, built in oven with combination microwave over, induction hob with slimline chimney extractor over, integrated fridge/freezer, integral sink with mixer tap, space for free standing dishwasher, complementary tiled splash backs, recessed lighting, window to rear aspect, stairs to upper floors and stairs to lower ground floor comprising a living room/snug with multi fuel stove, understairs storage & door leading out into the low maintenance landscaped garden and access to the garage, low maintenance flooring, window to rear aspect overlooking the garden. Off the living room /snug is an opening through into a spacious utility room/ multi use room with base storage cupboards with solid block work surfaces, one and a half bowl sink with mixer tap, space for free standing washer, space for tall fridge/freezer and complementary tiled flooring.

The first floor comprises a landing with stairs to upper floor and doors leading off into Bedroom 1 with two windows to front aspect, a spacious bespoke fitted luxury bathroom suite briefly comprising a slipper bath with wall mounted tap, walk in shower with glazed screen and complimentary wall tiling, low flush Wc, bespoke vanity unit with matching twin sinks with wall mounted taps set in timber cladding, vertical heated towel rail, complementary floor tiles and frosted window to rear aspect. The upper floor comprises a landing area with further doors off into bedroom 2 with limited headroom and two windows to front aspect, bedroom 3 with window to rear aspect overlooking the garden.

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Externally an enclosed low maintenance landscaped rear garden offers further space to retreat to with loose chippings with space for planters/tubs with slate steps leading onto artificial grass & a decked terrace ideal for relaxing on with fitted panel fencing offering a degree of privacy. A door off the decked terrace leads through to a single garage which are very much at a premium providing off road parking or further storage & this is accessed from dew street off hill street.

Location

The Town Offers An Excellent Range Of Boutique Style Shops And General Amenities To Include A Waitrose Store, Secondary and Primary Schools, Doctors Surgery, A Selection Of Public Houses, Restaurants, And Slipway For The Sailing Enthusiasts Is Only Minutes' Walk With Tranquil Walks Under The Telford Bridge. Also Located Within Easy Commuting Distance For The University City Of Bangor And The A55 Expressway With Its Road Links To The Sea Port Of Holyhead And Along The North Wales Coast Into Cheshire, With Excellent Rail Links.

Agents Notes

The property is of stone construction under a slate roof.

The property is currently used as a successful holiday let with viewing to be arranged on changeover days.

EPCLINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0546-3054-0201-0605-3204>

Council Tax Band -BUSINESS RATES (WAS COUNCIL TAX BAND D)

Broadband Up To 49 Mbps

Exact Location

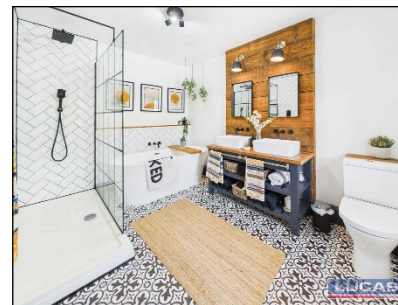
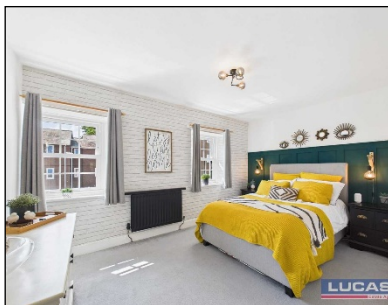
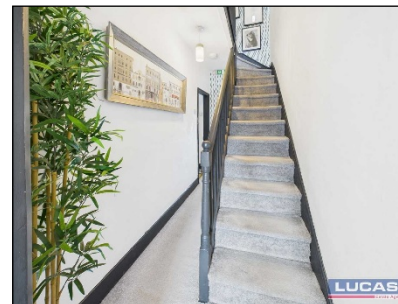
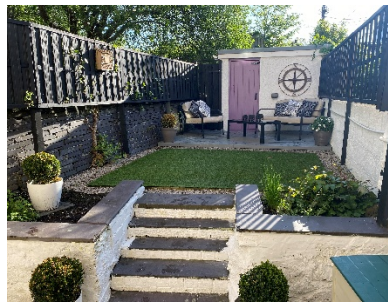
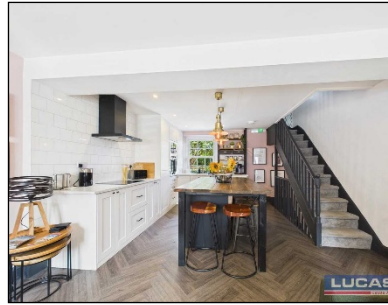
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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.

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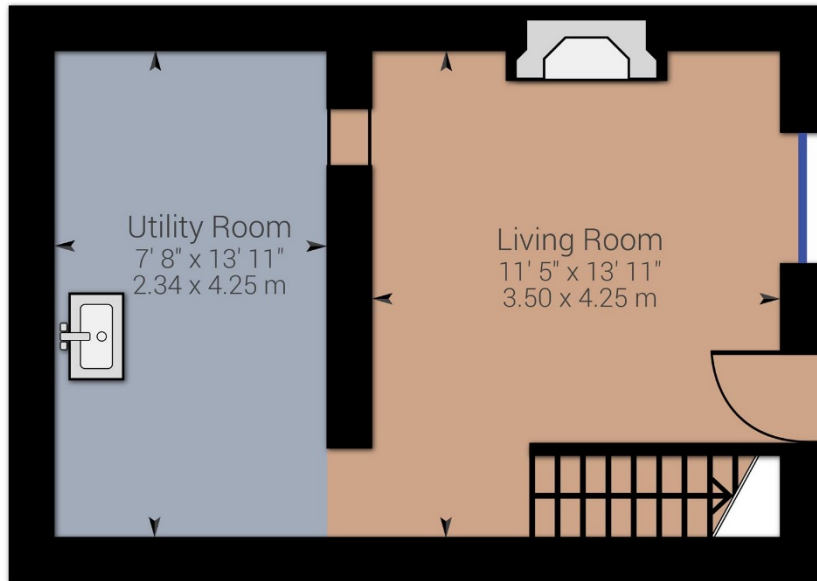
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Approximate net internal area: 311.81 ft² / 28.97 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

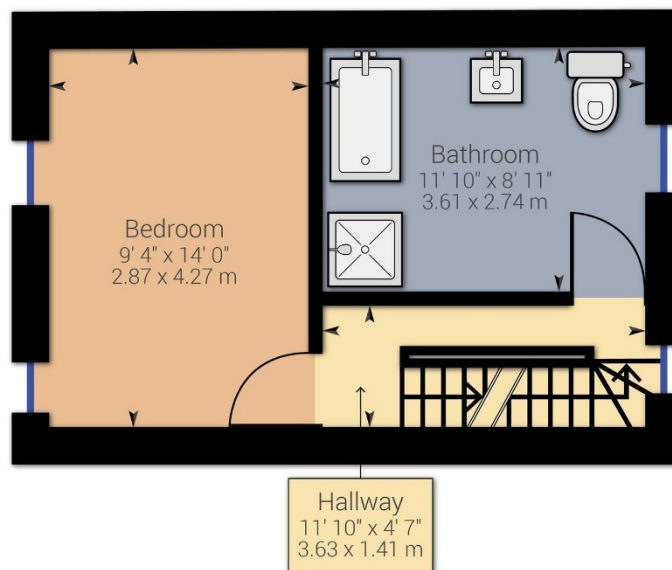
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Approximate net internal area: 273.25 ft² / 25.39 m²
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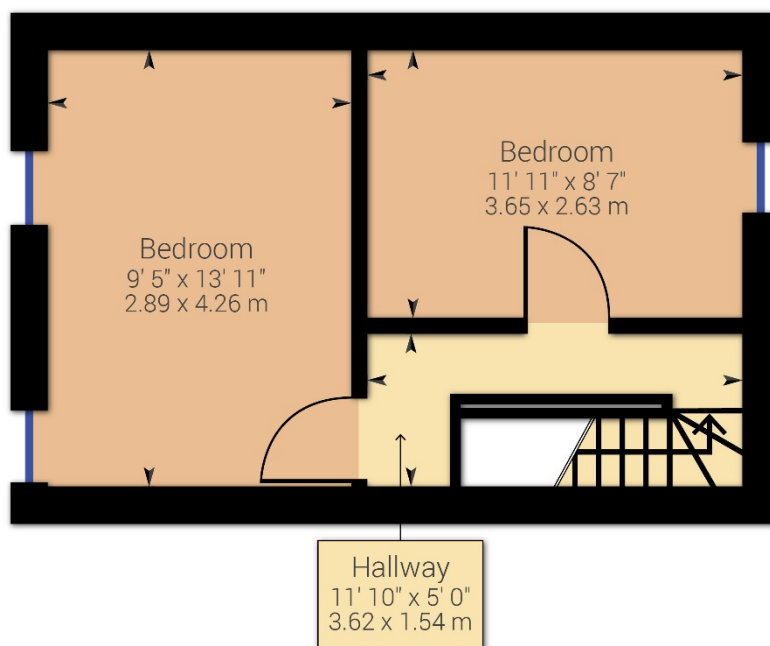
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Approximate net internal area: 296.23 ft² / 27.52 m²
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Approximate net internal area: 279.09 ft² / 25.93 m²

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