



36 Glyn Garth Court

Glyn Garth, Menai Bridge, LL59 5PB

£249,950



A superbly positioned two bedroom apartment, enjoying truly stunning panoramic sea and mountain views as far as the Great Orme to the east and the Menai Suspension Bridge to the west. Located on the 8th floor of this prestigious development. Conveniently located for both Menai Bridge and the seaside town of Beaumaris. Benefiting from a private lift to all floors comprising of: Entrance hall, shower room/WC, lounge diner with access to balcony, kitchen, Inner hall, two double bedrooms with built in wardrobes and bathroom. Floor plan available.

There are well maintained communal gardens, outside parking and a private parking bay within the garage complex. No Onward Chain - Early Viewing Advised.



The property is located mid-way between Menai Bridge and the town of Beaumaris and the University City of Bangor is only 5 miles distant.

The Accommodation Affords:

Communal Entrance Hallway with lift and stairs facility to all floors.

Entrance Hall 10'0" x 6'6" + Recess (3.05 x 1.97 + Recess)

Front aspect PVC double glazed window. Built-in storage cupboards housing electric meter and fuse box. Telephone point. Coving to ceiling with pendant light. Door to lounge diner and door to:

Shower Room/WC 6'4" (max) x 5'10" (1.92 (max) x 1.77)

Modern suite in white comprising: Button flush WC, pedestal wash hand basin and corner shower cubicle with 'Mira Jump' shower unit.

Lounge/Diner 23'2" x 16'11" (max) (7.06 x 5.15 (max))

With stunning sea and mountain views, door to balcony. Two wall light points and two pendant lights. Newly appointed PVC double glazed windows and door. Balcony area 3.32m x 1.18m. Door to inner hall and door to:

Kitchen 9'7" x 9'0" (2.92 x 2.74)

With a range of white fronted base and wall units with work top surface over incorporating sink unit, integrated AEG dishwasher and electric oven and grill, inset ceramic hob with extractor hood over, tiled splash back and tiled floor. Space for washing machine. Two PVC double glazed window to the rear elevation.

Inner Hallway 8'4" x 4'4" (2.55 x 1.33)

Doors off to the bedrooms and bathroom.

Bathroom 10'0" x 6'8" (3.05 x 2.03)

With coloured suite comprising of low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, fully tiled walls, tiled floor, built in airing and storage cupboard. PVC double glazed window.

Bedroom 1 16'6" x 13'7" (5.02 x 4.14)

With sea and mountain views front front elevation PVC double glazed window, fitted wardrobes with mirrored sliding doors.

Bedroom 2 13'6" x 10'6" (4.12 x 3.19)

With rear elevation PVC double glazed window with woodland views, fitted wardrobe with mirrored sliding doors.

Outside

A private access serving the development, gives guest and owner parking to the rear. The drive continues into the basement garage with a private parking space allocated for this flat. There are also communal storage rooms in the basement. The gardens are communal, being maintained as part of the service charges, which provide a most attractive seating area on the shores of the Menai Strait.

Services

Mains water, electricity & drainage.
No Gas.

Energy Performance Rating

Band F.

Tenure

Leasehold 999 years from 1966.

Annual Charges

The property is held on the residual of a 999 year leasehold basis from 1966 with a service charge for 2023 of £4,153.42 to cover such items of lift service charge, entry phone system, electric for lifts and other common parts, external insurance of the block, garden maintenance, ground rent and sinking fund. The service charge also includes employment of a janitor and a part time gardener. The buiding is managed by a property management company.

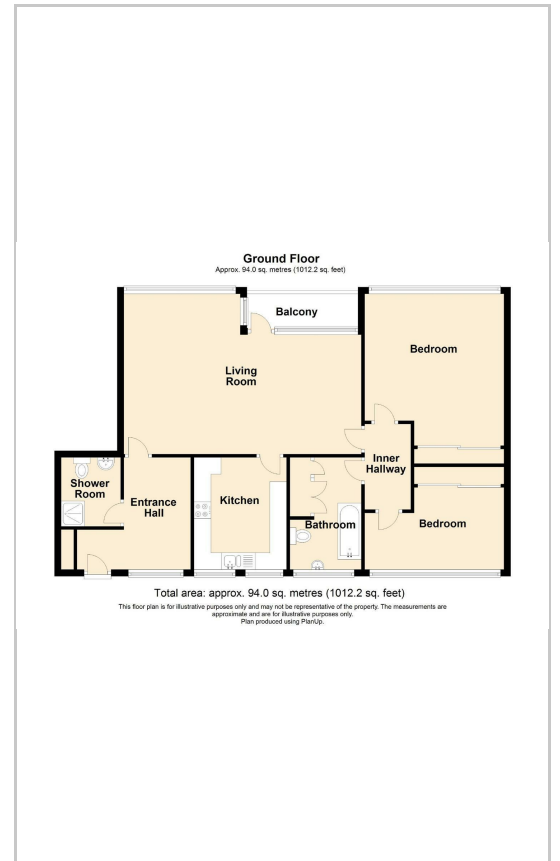
Each of the 38 Leaseholders benefit from a share in the Freehold (Glyn Garth Court Flats Ltd).

£5.00 per annum, ground rent.

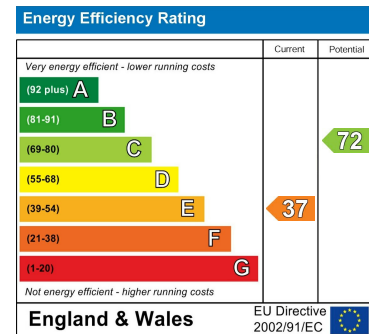
Area Map



Floor Plans



Energy Efficiency Graph



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