



29 Glyn Garth Court, Menai Bridge, LL59 5PB

£335,000

A superbly positioned and refurbished two bedroom luxury apartment, enjoying 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 fifth floor of this prestigious development and convenient for both Menai Bridge and the seaside town of Beaumaris. Over the recent years the apartment has been modernised to an exceptionally high standard throughout and the works undertaken include complete re-wiring and re-plumbing, installation of a new heating system including underfloor heating to the kitchen and shower room. Installing a new fitted kitchen with a beautiful range of matching base and wall cupboard units having a comprehensive range of built-in appliances, a new shower room, a new fitted cloakroom/utility room, fitted wardrobes to both bedrooms, new oak internal doors, complete redecoration and new flooring throughout. There are well maintained communal gardens and the building has recently benefited from a major programme of external refurbishment. In addition, unlike the majority of the apartments, No. 29 has two private side by side basement garage parking spaces.

Internal viewing is highly recommended to fully appreciate the quality throughout and stunning views.

Communal Entrance

With individual post boxes, access to stairs and lift facility to all floors.

Entrance Hall 9'11" x 6'5" + recess (3.04 x 1.97 + recess)

A solid light oak panelled front door opens into the spacious entrance hall having porcelain tiled flooring, built-in storage cupboards with fitted shelving housing the electricity meter and consumer unit, a wall mounted electric heater, an intercom/automatic main door entry system, a large PVC double glazed window, five recessed ceiling downlights and a mains smoke alarm. Light oak panelled door opening into the separate WC/Utility and oak framed glazed door opening to the spacious Lounge/Dining Room.

Separate WC /Utility 6'3" x 6'0" (1.92 x 1.83)

Having a white modern suite comprising a pedestal wash hand basin with mixer tap and button flush WC, plumbing and space for a washing machine, a fitted light granite effect composite worktop, door to a fitted cupboard housing an insulated 'Tempest' mains pressure hot water cylinder with an immersion heater, a hot water programmer and an internal light. Porcelain tiled floor to match the hall, vanity mirror with integral lighting over sink, part tiled walls and two recessed ceiling downlights.

Open Plan Lounge/Dining Room 23'1" x 11'8" + deep recessed bay area (7.05 x 3.57 + deep recessed bay area)

Having a full length glazed frontage with bay, to frame the truly panoramic view over the Menai Strait to Bangor Pier, all under the backdrop of the Snowdonia mountain ranges. This superb view extends from the Great Orme to the east, westwards to the Menai Suspension Bridge. Two wall mounted electric heaters, two dimmer switches, mains smoke detector alarm, six recessed ceiling downlights, two pendant lights over the dining area and PVC double glazed French window opening to the balcony area.

Balcony 10'9" x 3'11" (3.28 x 1.21)

A contemporary glass surround balcony with Terrazzo tiled floor, providing an excellent area to relax and enjoy the truly breathtaking sea and mountain views.

Kitchen 9'6" x 9'0" (2.92 x 2.75)

A quality modern kitchen with a range of matching base and wall cupboards having 'soft touch' closures to the doors and drawer fronts, a range of quality fully integrated appliances including a 'NEFF' fridge freezer, a 'Bosch' slimline dishwasher and a 'Neue' built-in fan assisted double electric oven/grill, deep pan drawers, retractable corner cupboard racking units, discreet worktop lighting and light granite effect composite worktops incorporating a

inset 'FRANKE' 1½ bowl single drainer stainless steel sink with a swan-neck mixer tap. Inset 'Bosch' ceramic hob with a stainless steel/glass canopy filter extractor over. Ceramic tile floor with underfloor heating and separate digital thermostat control. Part tiled walls and splash backs to the worktops, four recessed ceiling downlights, a heat detector alarm and two PVC double glazed windows.

Inner Hallway 8'3" x 4'3" (2.54 x 1.32)

Solid light oak glazed panel door opens from the lounge/dining room to the inner hallway having a digital underfloor heating control for the shower room, two recessed ceiling downlights and a mains smoke detector alarm.

Main Bedroom 16'6" x 13'3" (5.05 x 4.05)

Three large PVC double glazed windows framing the panoramic sea and mountain views. Fitted wardrobes with hanging rails, fitted shelving and three full height sliding mirrored doors. Wall mounted electric heater, pendant light and a light oak entrance door.

Bedroom 2 13'5" x 10'7" (4.11 x 3.25)

A second double bedroom with three large PVC double glazed windows with central opener. Fitted wardrobes with hanging rails, built-in shelving and two full height sliding mirrored doors. Wall mounted electric heater, pendant light and a light oak entrance door.

Shower Room/WC 10'1" x 6'8" max (3.07m x 2.03m max)

Solid light oak panelled entrance door opening to a modern white suite comprising: A large tiled/glazed shower cubicle and glazed sliding entrance doors, fitted storage cupboards with soft touch door closures, an integrated vanity wash hand basin with mixer tap and a dual button flush WC. Porcelain tiled floor with under floor heating and fully tiled walls. Wall mounted heated electric towel rail with a built-in thermostat, a vanity mirror with integral lighting and a wall mounted medicine cabinet with mirrored doors. PVC tongue & groove ceiling with four recessed downlights and a PVC double glazed window allowing natural light.

Outside

A private access serving the development gives open guest and owner parking to the rear. The drive continues into the basement garage with two private side by side parking spaces allocated for apartment 29. Within the basement garage there is a bin store/recycling room and further store room with designated storage space for each apartment.

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 and drainage. (No gas).

Fibre speed broadband.

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 building is managed by a property management company.

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

Council Tax Band

Band E.

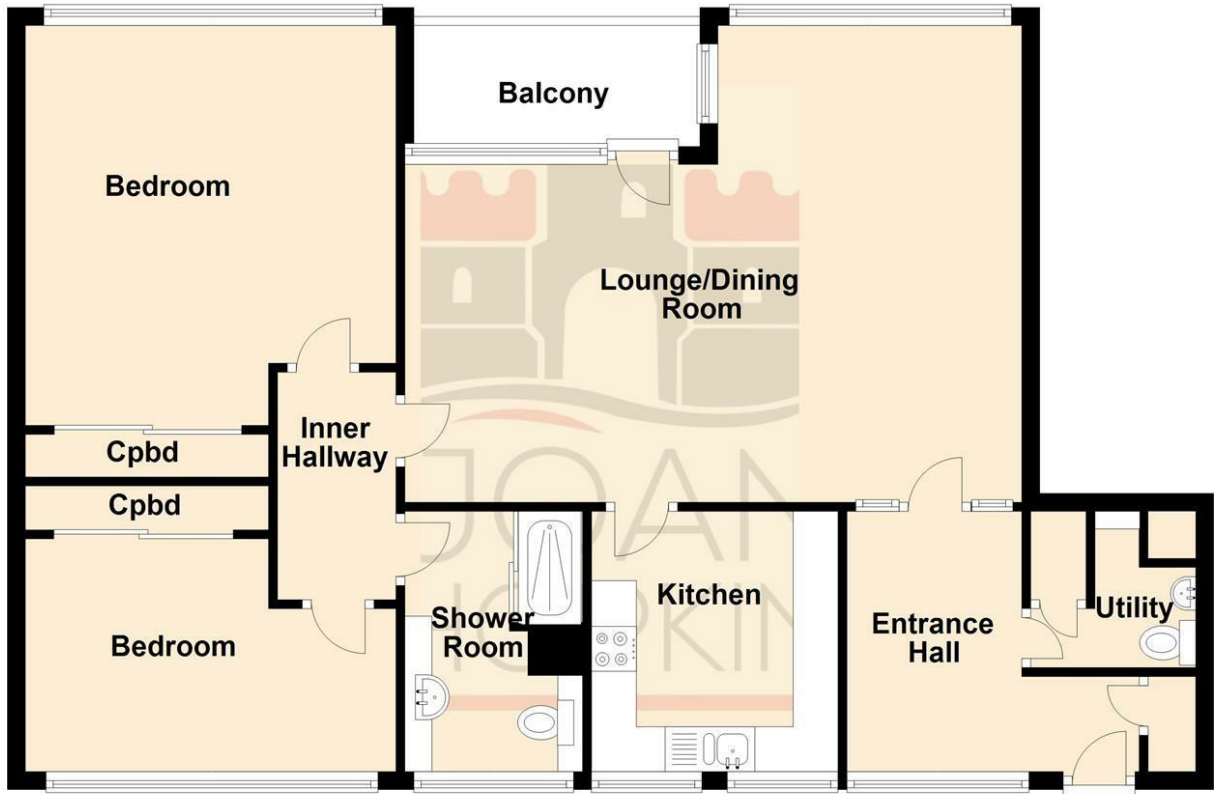
Energy Performance Rating

Band E.

Floor Plan

Ground Floor

Approx. 100.2 sq. metres (1079.0 sq. feet)



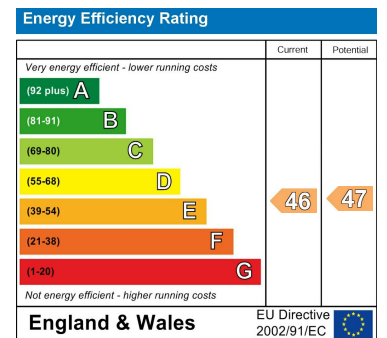
Total area: approx. 100.2 sq. metres (1079.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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