



## 'Ar Lan Y Mor' 25 Menai Quays, Menai Bridge, LL59 5DB

**£269,950**

A charming semi-detached house located in the picturesque Menai Quays development. This modern property boasts a spacious open plan reception room with balcony, perfect for relaxing or entertaining guests. With two double bedrooms, there's space for a small family or guests to stay over. The house features a well-appointed kitchen and bathroom, ensuring convenience and comfort for all residents.

Situated in the heart of Menai Bridge, this property offers not just a home, but a lifestyle. The Menai Quays location provides a tranquil setting and within a short walk of the Menai Strait.

Whether you enjoy leisurely walks along the waterfront, exploring quaint shops and cafes, or simply taking in the beauty of the surrounding nature, this location has something for everyone.

Don't miss out on the opportunity to make this charming semi-detached house in Menai Quays your new home.

## Entrance Hallway



Double glazed entrance door opening to the hallway with engineered oak flooring, oak internal doors and oak staircase leading up to the first floor. Built-in cloaks cupboard, radiator, mains smoke alarm, three inset downlights and digital thermostat.

## Bedroom 1 10'9" x 9'9" (3.28 x 2.98)



Double bedroom with PVC double glazed window to the front elevation. Built-in storage cupboard. Radiator. Four inset downlights to ceiling.

## Bedroom 2 11'2" x 9'6" (3.42 x 2.92)



2nd double bedroom with PVC double glazed window to the rear elevation. Built-in storage cupboard. Radiator. Four inset downlights to ceiling.

## Bathroom 7'5" x 6'2" (2.28 x 1.89)

Modern white suite comprising: P shaped bath with shower screen, mixer tap and thermostatically controlled shower unit. Wall mounted wash hand basin with mixer tap and button flush WC. Tiled splash backs and tiled flooring. Chrome towel radiator, extractor, four downlights to ceiling and PVC double glazed window to the rear elevation.

## Utility Room 9'6" max x 5'10" (2.92 max x 1.79)



Granite effect roll top work surface with space and plumbing beneath for washing machine and dryer. Wall mounted 'Worcester Greenstar 30Si' gas combi boiler. Tiled flooring, radiator, three inset downlights and PVC double glazed door to the rear yard area.

## First Floor

**Open Plan Lounge/Kitchen Diner 23'9" x 17'5"**  
**(7.25 x 5.33)**

Band C.



A spacious open plan room with feature vaulted ceiling and large PVC sliding double glazed patio doors, opening onto the balcony area. Two PVC double glazed window to the rear elevation. Fitted with a contemporary Kitchen and 'Whirlpool' built-in appliances comprising: Built-in microwave, separate fan oven/grill, integrated dishwasher, fridge and freezer.

Timber work tops having inset sink with mixer tap, ceramic hob and stainless steel/glass canopy over. Feature central island with breakfast bar. Engineered oak flooring throughout, two radiators, twenty inset downlights to ceiling along with mains smoke alarm and heat sensor.

**Balcony 17'5" x 3'2" (5.31 x 0.99)**

Recessed covered area with stainless steel/glass balustrade, slate tiled flooring and three inset downlights to plastic panelled ceiling.

**Rear Yard 21'0" x 9'6" (6.42 x 2.91)**

A low maintenance private enclosed rear yard area with pedestrian timber gate allowing easy access to the side pathway. Water tap and external light.

**External**

Block paved area to the front of the property providing off road parking for two vehicles. Side pathway leading to the private rear yard area.

**Services**

All mains services connected.  
Gas central heating.

**Tenure**

The property is held on a 999 year lease from August 2006.

Ground Rent : £201.54 (2024) per annum.

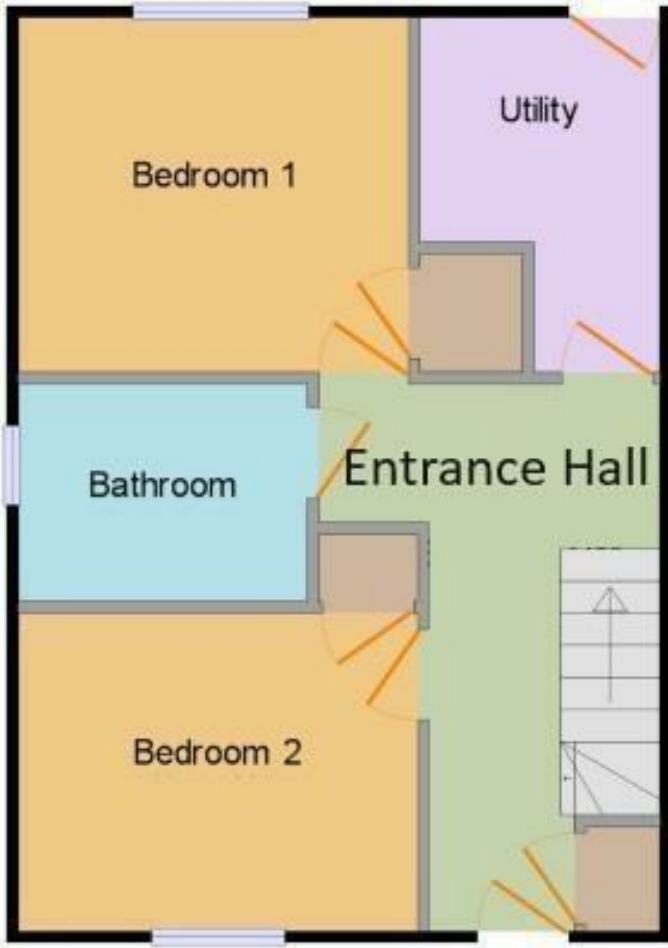
Service Charge: £570 (2024) per annum.

**Council Tax**

Band E.

**Energy Performance Rating**

## Floor Plan



### Ground Floor

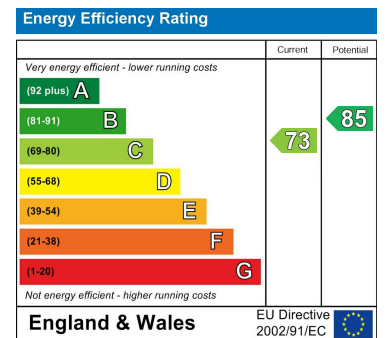


### 1st Floor

## Area Map



## Energy Efficiency Graph



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