



## Cadnant Bridge

, Menai Bridge, LL59 5NN

£499,950



A nicely refurbished and extended Grade II listed character cottage, situated within three quarters of an acre of garden, and being close to Cadnant Bridge and a short walk into the centre of Menai Bridge. The present owner has carefully renovated and modernised the property in accordance to listed building approval. It has been designed to meet the requirements of modern living, having a large open plan kitchen, dining and living area as well as a separate lounge. There are three bedrooms, two modern bathrooms and gas central heating system. There is ample off road parking and part landscaped gardens, the remainder being a natural woodland.

Other features include multi fuel stove, solid timber doors to the ground floor and large sky lights window to maximise the natural daylight. Sold with no onward chain.



### Open Plan Living/Dining & Kitchen (being L shaped)

With access from both front and rear.

### Kitchen 16'8" x 8'5" (5.09 x 2.57)

Having a comprehensive range of newly installed base and wall units in a "light sage" painted timber and shaker style finish with contrasting solid timber worktop surfaces over and matching timber edging. Cookmaster five ring oven rang with large black matching splashback with extractor hood over. Integrated fittings including a fridge/freezer and dishwasher together with a one and a half bowl ceramic sink unit with monoblock 'coil' tap. High ceiling with large rooflight making this a light and airy work area, and with ceramic tiled floor. Timber door to the rear and door to:

### Utility/Rear Hall 11'5" x 9'1" (3.49 x 2.78)

Having a second staircase to the first floor with cupboard under housing a Glow Worm combi boiler to serve the central heating system. Plumbing for a washing machine, partitioned wc with wash hand basin, timber floor covering.

### Dining Area 13'11" x 8'4" (4.25 x 2.55)

Being open to both the kitchen and living area having a large roof light to give excellent natural daylight and with four suspended dining lights. A timber panelled floor continues into the:-

### Living Area 20'9" x 15'7" (6.33 x 4.74)

Having a feature inglenook fireplace with a Henley wood burning stove standing on a quarry tiled hearth. Half glazed front door, and with two windows to either side, this is also a naturally light room with ceiling downlighters, second fireplace opening (not in use), dog leg staircase to first floor.

### Lounge 15'5" x 11'8" (4.69 x 3.56)

With two half glazed French style doors to the outside, former fireplace opening with power point for an electric heater, timber panelled floor and ceiling downlighters.

### First Floor

#### Main Landing

With radiator.

#### Bedroom 1 15'5" x 11'9" (4.71 x 3.59)

Having a side aspect window and two roof lights to give a good amount of natural daylight. Former fireplace opening, radiator.

#### Shower Room 9'2" x 8'3" (2.79 x 2.51)

Having its own landing area off the second staircase and with a new suite comprising of a spacious tiled shower cubicle with glazed doors and a thermostatic shower control. Wash hand basin in a vanity cupboard, wc, chrome towel radiator, slate effect ceramic tiled floor.

#### Bedroom 2 12'1" x 11'3" (3.68 x 3.42)

With front aspect windows giving distant mountain views and glimpses of the Menai Strait and with radiator under.

#### Bedroom 3 9'0" x 8'8" (2.75 x 2.65)

Again with a front aspect window giving distant mountain views and glimpses of the sea, radiators.

#### Bathroom 10'0" x 6'9" (3.06 x 2.06)

With a newly fitted white suite comprising of a 'P' shaped bath with thermostatic shower control and glazed shower screen and with a tiled surround. Wash hand basin in a vanity unit, wc, chrome towel radiator, ceramic tiled floor, roof light.

### Outside

The plot in all extends to about three quarters of an acre, part of which has been landscaped, and part remains as a natural woodland. This garden is a most peaceful area and enjoys very fine sea and mountain views from the upper parts. There is a levelled lawned area to the side and above the house, while to the rear is a levelled off road parking area for up to four cars.

### Services

All mains services connected. Gas fired central heating (underfloor to ground floor).

### Tenure

Understood to be Freehold and to be confirmed by Vendors solicitor.

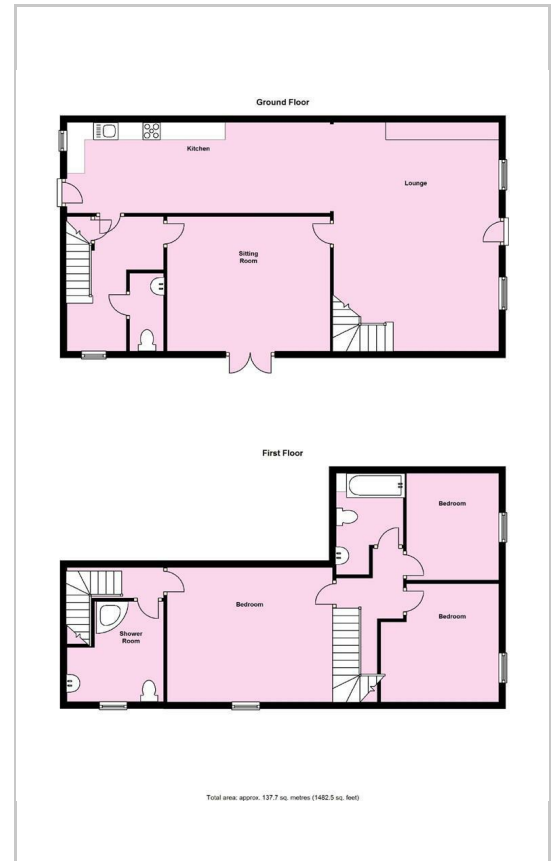
### Council Tax Band

Band E

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP

Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk