



33 Tyddyn Isaf, Menai Bridge, LL59 5DA

£218,000

UNDER OFFER

A south facing well presented semi detached bungalow situated in a pleasant residential setting within the popular town of Menai Bridge, being within reasonable distance of town amenities, primary and secondary schools, A55 expressway and the University City of Bangor. The property is bright and airy offering a good sized lounge diner with large window framing the distant mountain views, a modern quality kitchen with built in Neff appliances, bathroom/WC and two bedrooms. Externally, there's manageable lawned gardens front and rear, a single garage and off road parking. Fitted with PVC double glazing throughout, gas central heating and solar panels with 'Tesla' battery pack.

Exceptional Band A Energy Rating.

Location

Menai Bridge is situated close to the beautiful Menai Strait and is connected to the mainland via the famous Thomas Telford suspension bridge and therefore convenient for the city of Bangor. The town offers a host of amenities and is a great place to shop and eat having a wide variety of taverns and restaurants to suit all pockets. Menai Bridge has primary and secondary schools and the excellent road links give easy access to all the outlying towns and villages including the main A55 expressway.

Entrance Vestibule

PVC double glazed 'Everest' door. Tiled flooring and timber framed glazed door opening to the hallway.

Hallway

L shaped inner hallway with laminated flooring, radiator, access hatch to roof space and pendant light. Built in cupboard housing factory lagged hot water cylinder.

Lounge Diner 15'10" x 10'9" (4.84 x 3.30)



Large PVC triple glazed 'Everest' window to the front elevation, allowing plenty of light and framing the distant mountain views. Inset 'Nu-Flame' gas fire with remote. Radiator, laminated wood flooring and three wall light points.

Kitchen 9'6" x 9'5" (2.91 x 2.88)



Installed April 2023 a quality modern fitted kitchen with 'Cornflower Blue' fronted soft close doors and drawers, quartz worktops/upstands and splash backs. Integrated 'Neff' appliances to include: Slimline dishwasher, fridge & freezer, microwave,

electric fan oven, ceramic induction hob and extractor over. 'Integrated' 'Blomberg' washer dryer. 'Franke' sink unit with mixer tap. Laminated wood flooring, radiator, four inset downlights and PVC double glazed window framing the distant mountain views. Cupboard housing the wall mounted 'Potterton Precision' gas central heating boiler.

Bedroom 1 11'6" x 10'7" (3.52 x 3.23)



PVC double glazed window to the rear elevation. Laminated wood flooring, radiator and pendant light.

Bedroom 2 9'9" x 8'5" (2.98 x 2.58)



PVC double glazed window to the rear elevation. Bank of fitted wardrobes, radiator and pendant light.

Bathroom 6'3" x 5'5" (1.93 x 1.67)



White suite comprising: Fitted vanity wash hand basin with mixer tap and button flush WC. Bath with glass shower screen and 'Triton' shower unit. Fully tiled walls and flooring. Mirror with light, towel radiator, underfloor heating, three downlights and extractor. PVC double glazed frosted window.

External



Open lawned front garden with block paved pathway and driveway leading up the side of the property and in turn leading to the single garage. Private rear lawned garden with floral beds and flagged patio area.

Garage 17'4" x 8'8" (5.30 x 2.65)

Block built with flat roof and up and over door. Wall mounted 'Tesla' power wall for the solar panels.

Tenure

The bungalow is being sold on a Freehold basis and this will be confirmed by the Vendors' conveyancer.

Energy Rating

Band A.

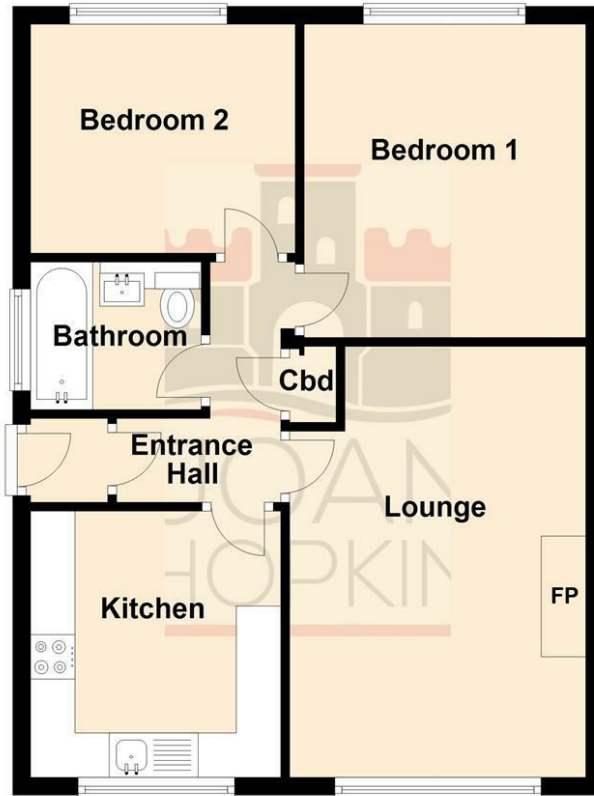
Council Tax

Band C.

Floor Plan

Ground Floor

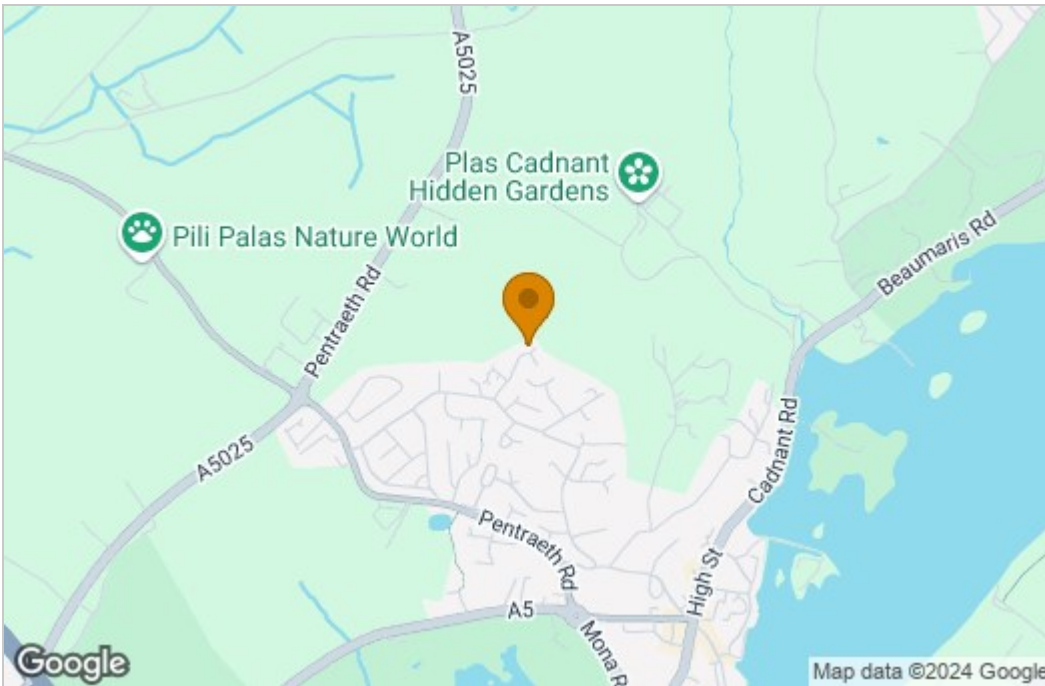
Approx. 52.9 sq. metres (569.7 sq. feet)



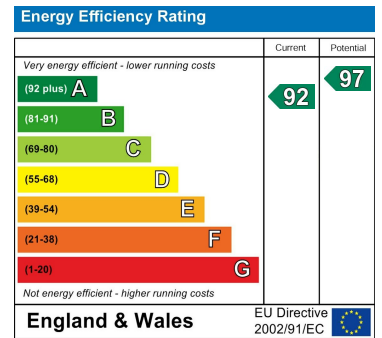
Total area: approx. 52.9 sq. metres (569.7 sq. feet)

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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