



Rock House 23 Mount Street

, Menai Bridge, LL59 5BP

£329,950



A well presented semi detached character cottage standing in an elevated position and enjoying fine mountain views. Presently used as a successful holiday business, the property can either be continued as a successful investment or as a comfortable family home.

The accommodation briefly comprises: Lounge diner with multi fuel stove, kitchen with integrated appliances and range cooker, sitting room/bedroom 3, first floor landing area with cupboard housing washing machine, two double bedrooms and modern bathroom/shower room/WC. Benefiting from gas central heating and PVC double glazing. Outside the property has a generous side garden which is mainly decked on three tiers to maximise the mountain views and included is a further lawned garden area. Internal viewing highly recommended to appreciate the beautiful presentation and mountain views.



Location

Menai Bridge is a bustling town situated on the banks of the fabulous coastline of the Menai Strait with a high Street filled with very individual retailers and eateries and, with the Marine Biology Department for the University being on the banks of the Strait, there is a very vibrant community here which makes for a great place to live. There are taverns, restaurants and fast food establishments, an art gallery, heritage centre and a 'Waitrose' supermarket. The town has schools, both primary and secondary as well as excellent road links giving easy access to the city of Bangor just across the water where you will find a wide range of high street stores and out of town shopping outlets. The A55 lies nearby which allows easy access to the surrounding coastal towns, the port of Holyhead and the cities of Chester, Liverpool and Manchester. Anglesey has much to offer with fabulous beaches, sailing and water sports facilities and over 120 miles of breath taking coastline.

Ground Floor Entrance

PVC double glazed door with coloured leaded lights opening to the lounge diner.

Lounge Diner 16'2" x 11'11" (4.95 x 3.64)

Dual aspect room with PVC double glazed window to the front and side elevation with slate sill. Tiled slate flooring and recess housing a cast iron multi fuel stove. HIVE central heating control panel. Radiator with decorative cover. Two pendant lights and three wall light points. Timber door allowing easy access to the enclosed rear yard area.

Kitchen 16'3" x 6'3" (4.96 x 1.92)

Modern cream fronted wall and base storage units with timber work tops and tiled splash backs. Recess housing Smeg range cooker with stainless steel canopy extractor over. Integrated Bosch dishwasher and integrated fridge and freezer. 1 and 1/2 bowl single drainer sink unit with mixer tap. Radiator. Slate tiled flooring. Two PVC double glazed windows and exit door to the side garden area. Under wall unit lighting and eight directional spotlights to ceiling.

Sitting Room/Bedroom 3 16'3" x 7'8" (4.96 x 2.35)

A through room having PVC double glazed windows with slate sills to the front and rear elevations. Radiator, laminated wood flooring and pendant light.

First Floor Landing

PVC double glazed window to the rear elevation. Access hatch to roof space, radiator and pendant light. Linen cupboard with timber shelving and plumbing for washing machine.

Bedroom 1 12'10" x 11'10" max (3.92 x 3.62 max)

PVC double glazed window to the front elevation framing the views. Recess with slate shelf, contemporary wall radiator and pendant light.

Bedroom 2 16'4" x 7'9" (5.00 x 2.38)

A light through room having PVC double glazed windows to the rear and front capturing the views. Contemporary wall radiator and pendant light.

Bathroom/Shower Room/WC 12'0" x 6'2" (3.66 x 1.90)

Modern suite comprising: Bath with mixer tap, vanity unit with mixer tap, button flush WC and tiled shower cubicle with thermostatically controlled shower unit. Chrome towel radiator, tiled flooring, four downlights and PVC double glazed window. Cupboard with louvered double doors housing wall mounted Viessmann gas central heating boiler.

Outside

To the front of the property is a pedestrian gate with crushed slate pathway leading to the front entrance with seating area to sit outside and enjoy the views. From within the property there is access to a rock faced courtyard area, again with crushed slate for ease of maintenance. To the side of the property is an impressive three decked patio and glass balcony area providing an excellent area to entertain and offering a range of view points to take in the mountain views. (Potential for roof top balcony). Included in the sale is an additional lawned garden area which is accessed up the side of the property via steps which leads up to the rear of the side garden, having potential to connect to the main garden area. Viewing necessary to fully appreciate.

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax

Anglesey County Council - Band D.

Energy Performance Rating

Band D.

Services

Mains Water, Gas, Electricity and Drainage.
Gas central heating - Viessmann gas combi boiler.

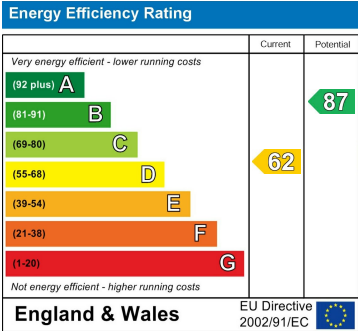
Area Map



Floor Plans



Energy Efficiency Graph



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