



16 Cil Y Graig, LL59 5HP

£185,000

This 3 bedroom semi detached house is considered an ideal first time purchase, being conveniently located on this popular estate within Menai Bridge, and considered close to the town's amenities. The property enjoys an open outlook to the rear backing onto open parkland and enjoying fine distant mountain views. The property benefits from gas central heating and double glazing having modern kitchen fittings and a first floor wet room/WC.

It has gardens to front and rear and off road parking.

Sold with no onward chain.

Entrance Vestibule

Having a double glazed entrance door, coat hanging area.

Living Room 15'0" x 14'10" max (4.58 x 4.54 max)



Having a large front aspect double glazed window giving good natural daylight. Stone surround fireplace with slate hearth and inset electric room heater. Wall shelving, TV and internet fibre connection, radiator, staircase to the first floor

Kitchen/Dining Room 14'9" x 8'4" (4.52 x 2.55)



Again a naturally light room with two southerly aspect windows and door to the rear garden. Modern range of base and wall units in a matt white finish contrasting worktop surfaces and tiled surround. Integrated ceramic hob with electric oven under and recess for a washing machine.. Sink unit with monobloc tap under a rear aspect window.

First Floor Landing

With laminate floor covering, cupboard housing a Worcester gas central heating boiler, telephone point, hatch to the roof space.

Bedroom 1 11'10" x 9'0" (3.61 x 2.76)



With wide rear aspect window enjoying fine distant mountain views. Radiator.

Bedroom 2 11'8" x 7'11" (3.57 x 2.43)

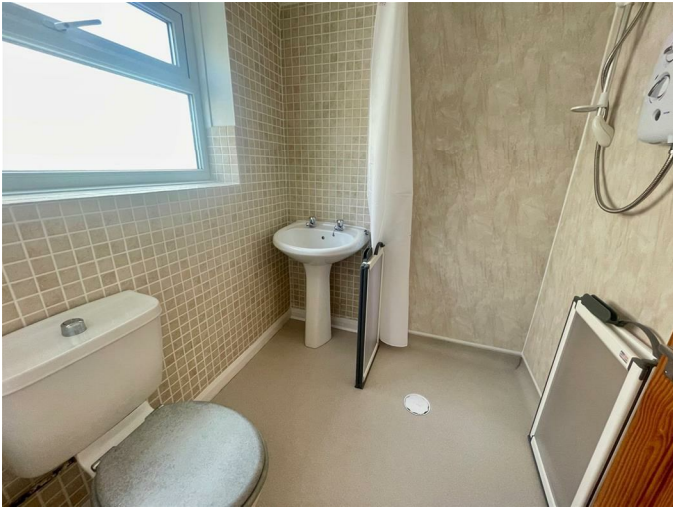
With wide front aspect window, exposed timber floor, radiator.

Study/Bedroom 3 6'8" x 5'7" (2.04 x 1.71)



Having a built in wardrobe, radiator, front aspect window.

Wet Room/WC 5'10" x 5'5" (1.80 x 1.66)



Adapted for a person with mobility difficulties and having a shower area with tiled and panelled walls and electric shower control. Wash basin, WC, towel radiator

Outside



Access off the estate road gives off road parking. To the front is a small lawned garden, while to the rear is a pleasant rear garden which backs onto open parkland, being mostly lawn with plants and shrubbery.

Services

All mains services connected.
Gas fired central heating.
Double glazed windows (except landing window) and double glazed doors.

Tenure

The property is understood to be freehold and this will be confirmed by the Vendor's conveyancer.

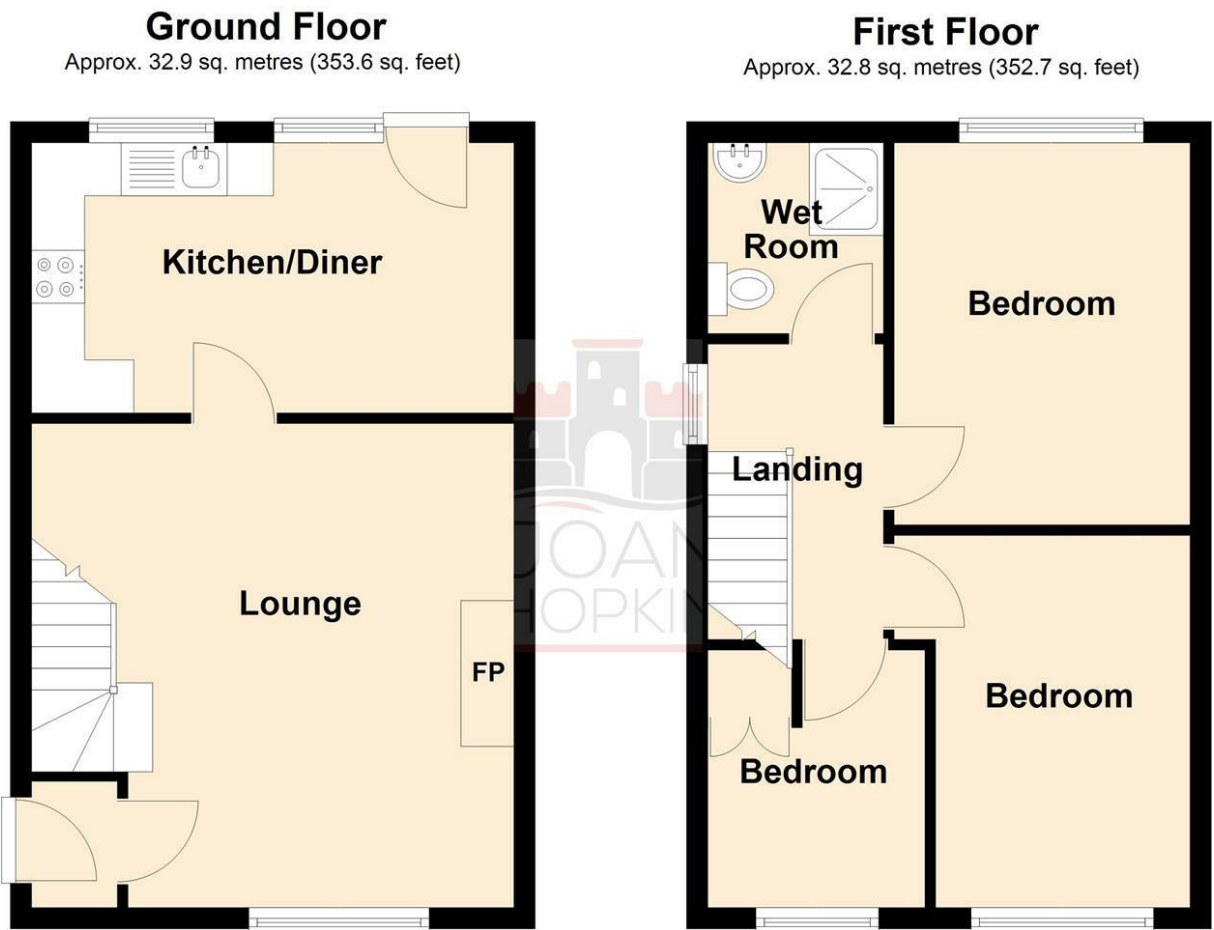
Council Tax

Band C.

Energy Performance

Band D.

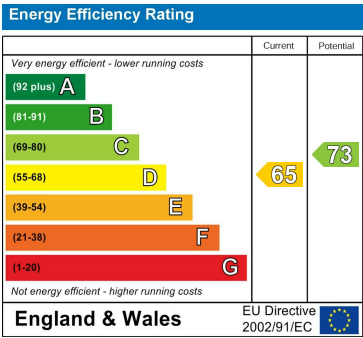
Floor Plan



Area Map



Energy Efficiency Graph



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