



Treetops Hill Street Menai Bridge LL59 5AD
 Freehold Semi Detached
 £285,000

- Well-Proportioned Semi-Detached Split-Level Home With Benefit Of Having No Onward Chain
- 2 Bedrooms/1 Bathroom/2 Receptions
- Located In The Old Part Of The Town
- Spacious Open Plan Kitchen/Diner Together With A Generous Living Room To the First Floor With Glimpses of The Mountains & Menai Strait
- Integral Garage, Well Maintained Garden & Patio Area & Parking
- EPC D; Council Tax Band C £1931.92 2025/2026; Broadband Up To 627 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

Located In The Old Part Of The Town Is This Well-Proportioned Semi-Detached Split-Level Home With Benefit Of Having No Onward Chain. The Property Offers Two Double Bedrooms And A Bathroom To The Ground Floor, With A Very Spacious Open Plan Kitchen/Diner Together With A Generous Living Room To The First Floor With Glimpses Of The Mountains & Menai Strait From The Dining Area Window. Treetops Also Benefits From Off Road Parking, An Integral Garage And Well-Maintained Garden & Patio. Only A Few Minutes' Walk From The Town Centre That Offers An Excellent Range Of Boutique Style Shops And General Amenities To Include A Waitrose Store, Secondary and Primary Schools, Doctors Surgery, A Selection Of Public Houses, Restaurants.

The accommodation which benefits from gas central heating and double glazing briefly comprises side door into entrance hallway with low maintenance flooring, coved ceiling, stairs to upper floor and doors leading off into bedroom 1 with window to front aspect, bedroom 2 with built in double wardrobe, coved ceiling and window to rear aspect overlooking the garden and bathroom briefly comprising a panelled bath with mains shower and glass screen, pedestal wash hand basin, low flush Wc, chrome heated towel rail, extractor fan complementary wall tiling and frosted window to rear aspect.

The first floor comprises a very spacious open plan kitchen/diner with the dining area including a built in storage cupboard, coved ceiling, small window to rear aspect, large picture window to rear aspect overlooking the garden together with glimpses of the mountains and Menai Strait, Slingsby style ladder to loft space, opening into the kitchen area with base and wall storage cupboards with complementary work surfaces, ceramic one and a half bowl sink with mixer tap, space for free standing dishwasher, space for free standing built under fridge and freezer, Neff extra wide gas hob with chimney style extractor over, Neff built in double oven with adjoining open shelving to side and above, complementary tiled splash back, window to side aspect, window to rear aspect. From the dining area a separate door takes you through into a very spacious living room with coved ceiling, transform window allowing additional light from the dining area, two windows to front aspect with pleasant views over the roof tops and trees.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Externally

A shared tarmac drive leads to the front of the property with an integral garage with power and lighting, plumbing for a washer and an up and over door. A gate then leads onto a flagged pathway to the side and rear with a slightly elevated lawned garden that runs to the rear of the property that boasts a flagged patio area with timber fence panelling bordering the perimeter.

Location

Ideally Located Within The Old Part Of The Town & Only A Few Minutes' Walk From The Town Centre That Offers An Excellent Range Of Boutique Style Shops And General Amenities To Include A Waitrose Store, Secondary and Primary Schools, Doctors Surgery, A Selection Of Public Houses, Restaurants, And Slipway For The Sailing Enthusiasts Is Only Minutes' Walk With Tranquil Walks Under The Telford Bridge. Also Located Within Easy Commuting Distance For The University City Of Bangor And The A55 Expressway With Its Road Links To The Sea Port Of Holyhead And Along The North Wales Coast Into Cheshire, With Excellent Rail Links.

Agents Notes

The property is of standard construction under a tiled roof.
The property shares a driveway with three other properties.

Council Tax Band C £1931.92 2025/2026
Broadband Up To 627 Mbps

Exact Location

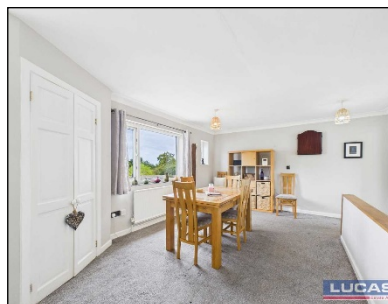
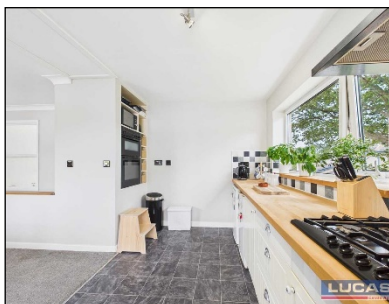
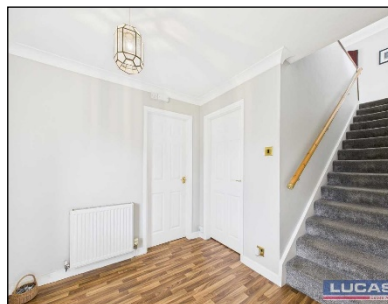
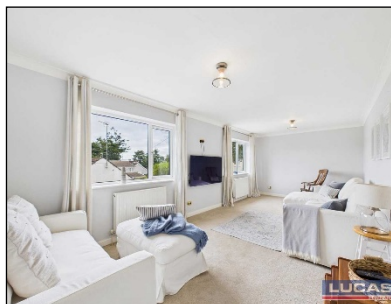
what3words ///nags.punchy.creatures

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

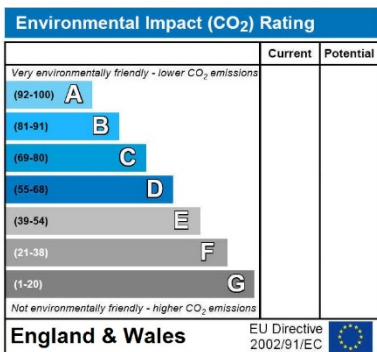
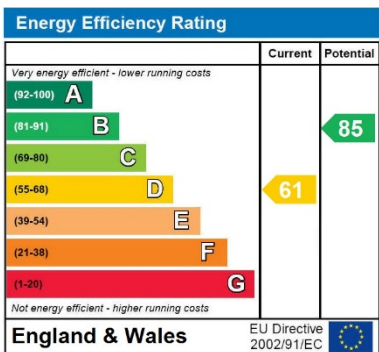
Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

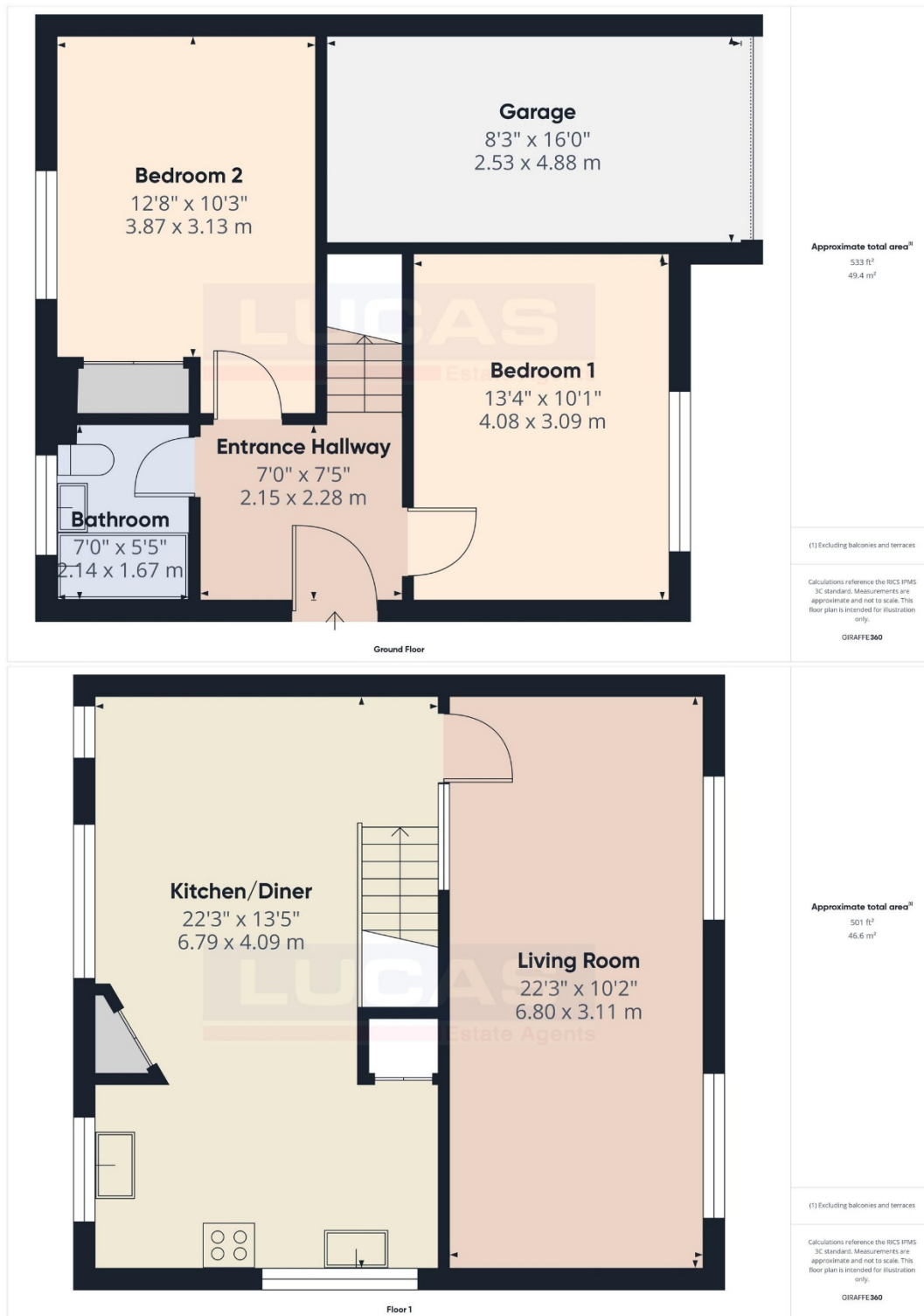


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

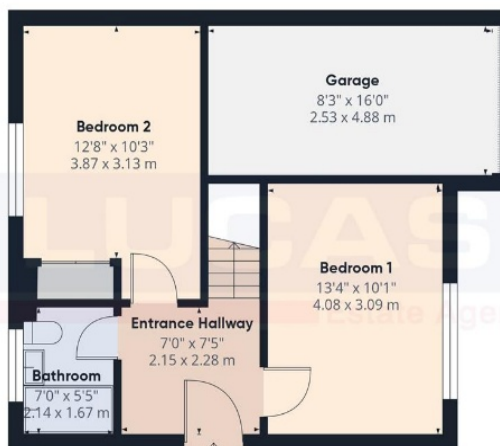


<https://find-energy-certificate.service.gov.uk/energy-certificate/2412-2311-2921-4117-3777>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



Ground Floor

Approximate total area⁽³⁾

1034 ft²
96 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.