



Rock Bank St. Georges Road, Menai Bridge, LL59 5EP

£440,000

A delightfully positioned 3 storey townhouse, located on the sea front within the town of Menai Bridge enjoying outstanding views over the Menai Strait towards the mainland. Upgraded and modernised to a good standard, this 4 bedroom property is ideally suited to a family seeking ample space as well being very convenient to local facilities, having two reception rooms, two bathrooms, and fitted kitchen with separate utility room. Gas central heating and double glazing provided as well as private off road parking for two cars. Additional option by separate negotiation to buy the foreshore to the Menai Strait in front of the house, as well as a detached Garage situated nearby.

Well worthy of inspection and sold with no onward chain.

Entrance Hall



With a composite double glazed front entrance door with footwell. Most attractive light blue mosaic design floor tiles extending to the rear. Staircase to the first floor with two storage cupboards under, telephone point, radiator.

Lounge 22'4" x 11'7" (6.82 x 3.54)



Extending from the front to rear with dual aspect windows, with the front bay window enjoying delightful views over the Menai Strait. Feature former inglenook fireplace with traditional style cupboards to either side and with slate hearth and timber mantle over. Two ceiling roses, 2 radiators, tv connection.

Utility Room 10'10" x 5'7" (3.31 x 1.72)



Having base storage cupboards with worktop over

and stainless steel sink unit. Recess for a washing machine and dryer. Worcester gas fired central heating boiler, tiled floor, cupboard with shelving, radiator; double glazed outside door to the rear yard. Access to:-

Shower Room 8'2" x 2'9" (2.51 x 0.86)



Having fully tiled walls, and with a shower enclosure with glazed door and Mira shower control. Wash basin in a vanity unit and large mirror/light over, WC, towel radiator.

First Floor Landing

Having a radiator, staircase to the first floor.

Kitchen/Living Room

Being L shaped and open plan with three dual aspect windows to include a wide front bay window with window seat giving an outstanding view over the Menai Strait

Living Area 17'8" x 11'0" both maximum (5.39 x 3.37 both maximum)

Running the width of the frontage and also used as a dining area. Stylish 1950's style timber surround fireplace opening with blue tiled inlay and hearth. Two ceiling roses, two radiators, tv and telephone connections.

Kitchen 12'0" x 10'9" (3.67 x 3.29)



With a good range of base and wall units in a light cream finish with ample worktop surfaces and tiled surround. Dual fuel oven range with 5 gas burners and electric hob as well as an extractor over. Integrated dishwasher and fridge/freezer, 1.5 bowl stainless steel sink unit, downlights and laminate flooring.

Bedroom 4/Study 11'10" x 8'7" (3.62 x 2.64)



With a cast iron former fireplace opening, radiator, wall shelf, tv and telephone connections.

Second Floor Landing

With built in wall cupboard.

Stairs to a floored Attic Room, with fixed staircase, skylight and carpeted and ideal as a Playroom or Store.

Bedroom 1 14'6" x 9'8" (4.44 x 2.97)



With a front aspect window enjoying a panoramic view over the Menai Strait and mainland. Radiator, tv connection.

Bedroom 2 11'5" x 7'2" (3.49 x 2.20)



With front aspect window again enjoying a delightful view over the sea. Radiator, tv connection.

Bedroom 3 13'1" x 10'6" (4.00 x 3.21)



Having both a window and Velux roof light, radiator, tv connection.

Bathroom 9'10" x 8'9" (3.02 x 2.67)



Council Tax

Band D

Energy Efficiency

Band D (65/73)

Having a modern suite in white complimented by two tone fully tiled walls to include a Victorian cast iron roll top bath with claw feet. Wide walk in shower enclosure with glazed screen and Mira twin head thermostatic shower control. Victorian style wash basin with large mirror/light over, WC towel radiator, ceiling down lights, 2 velux roof lights.

Outside



Access off St Georges Road leads to a wide tarmacadam parking area for two cars with security bollards provided. Steps up to a full width stone paved patio area with shrubbery to the borders and being a fine spot to sit out and enjoy the view over the Menai Strait.

Slate paved rear yard with water tap and access door to a rear service alley for foot access only.

Agents Notes

There is the additional option by separate negotiation to purchase:-

- 1 A detached Garage situated to the rear of the property but not within the curtilage of the house.
- 2 The front foreshore on the other side of the road in front of the house and extending to High Water Mark of the Menai Strait.

Services

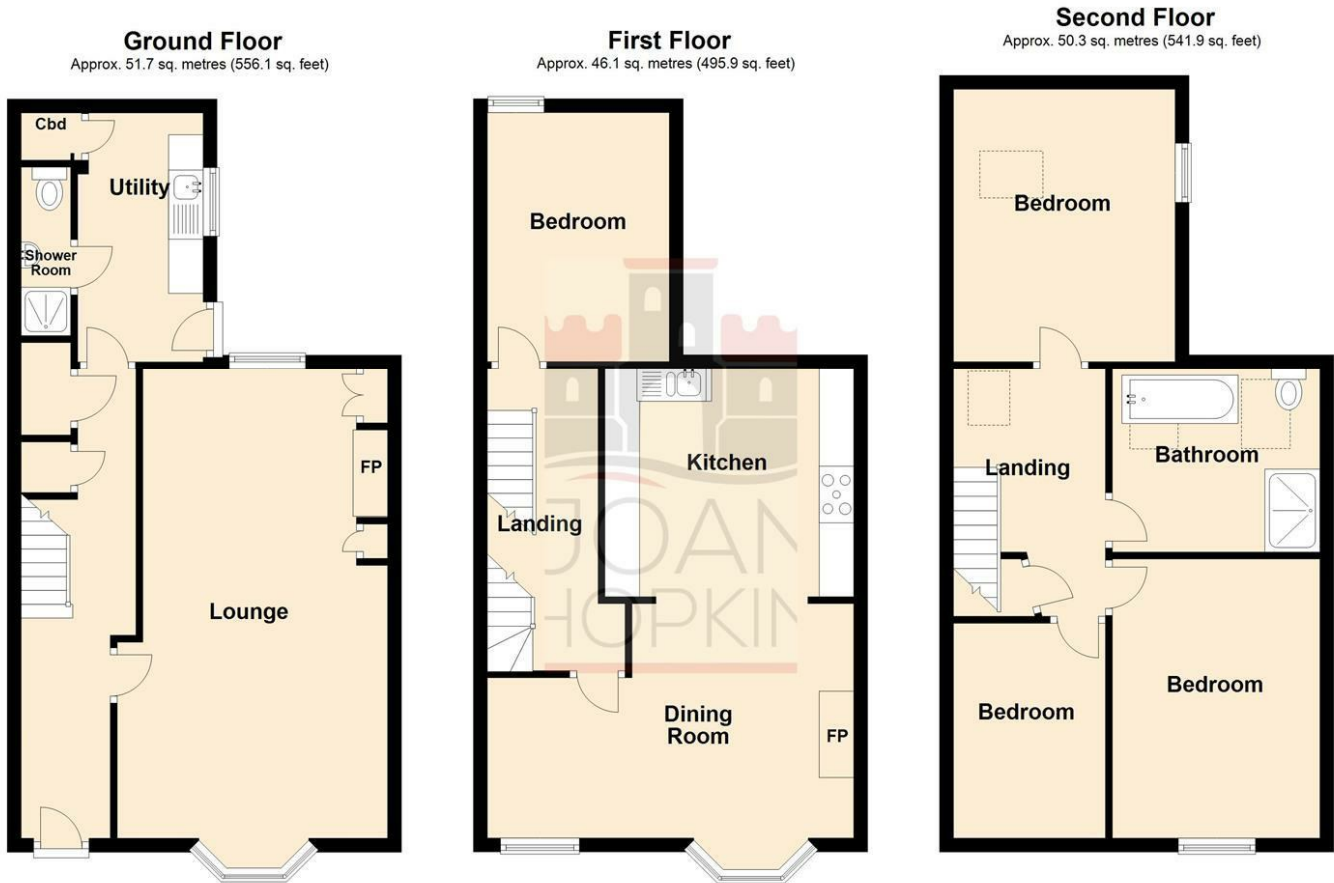
All mains services connected.

Gas fired central heating and double glazed windows and doors.

Tenure

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

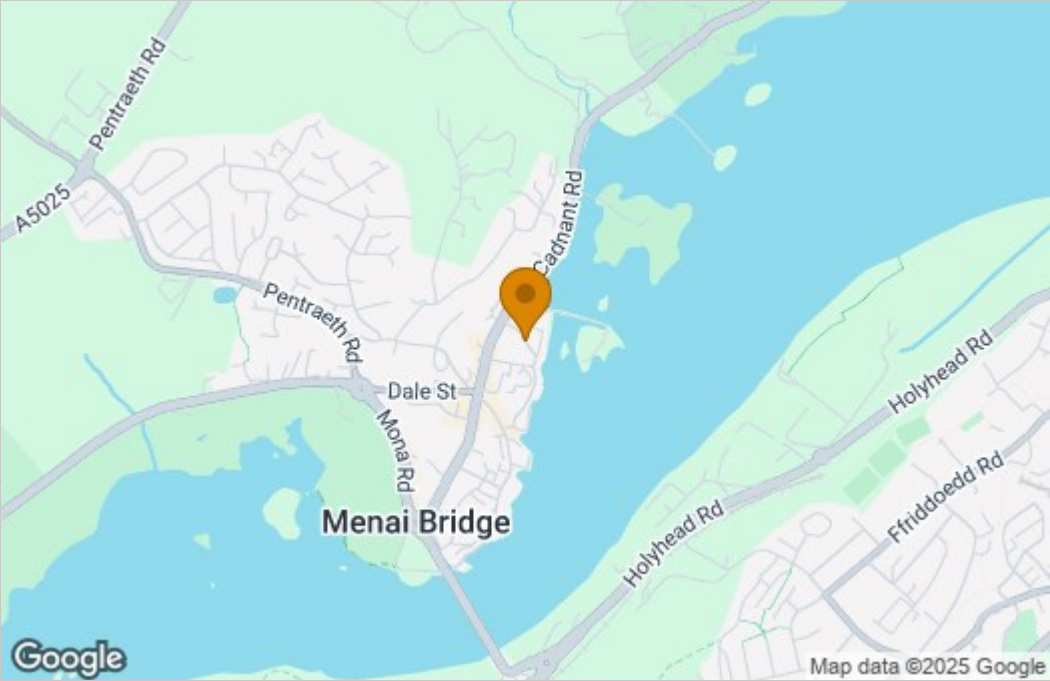
Floor Plan



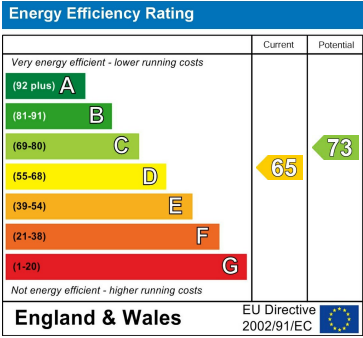
Total area: approx. 148.1 sq. metres (1593.9 sq. feet)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.