



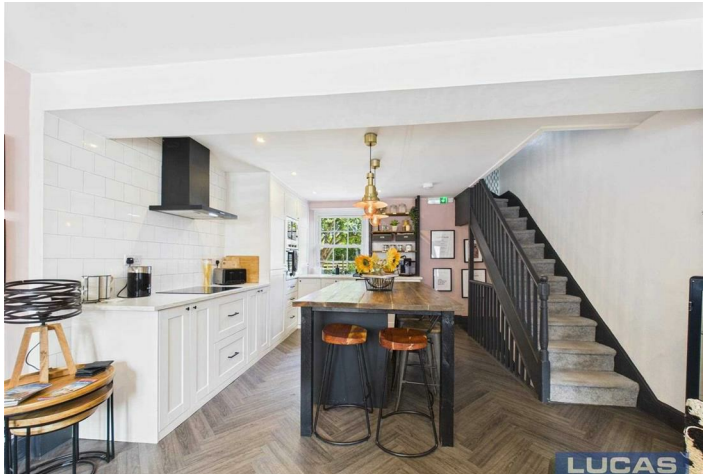
£295,000 Freehold

LUCAS & Co
Estate Agents

3 Greenfield Terrace

Hill Street, Menai Bridge, LL59 5AY

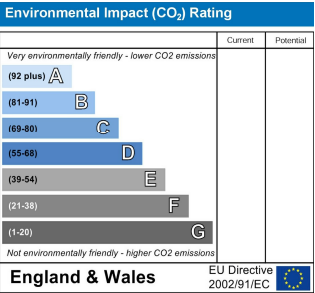
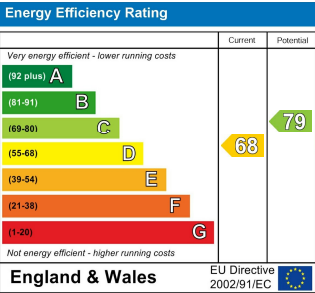
- Stunning 4 Storey Mid Terrace Townhouse Having Been Fully Renovated & Refurbished Throughout
- Currently Used As A Successful Holiday Let But Could Also Be Suitable As A Family Home.
- Modern Contemporary Feel, Whilst Retaining Many Original Features
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
- 3 Bedrooms/1 Bathroom/2 Receptions
- Enclosed Landscaped Low Maintenance Garden Along With A Very Useful Single Garage
- EPC D; Council Tax Band - BUSINESS RATES (WAS COUNCIL TAX BAND D) £2290.41 2026/2027; Broadband Up To 49 Mbps



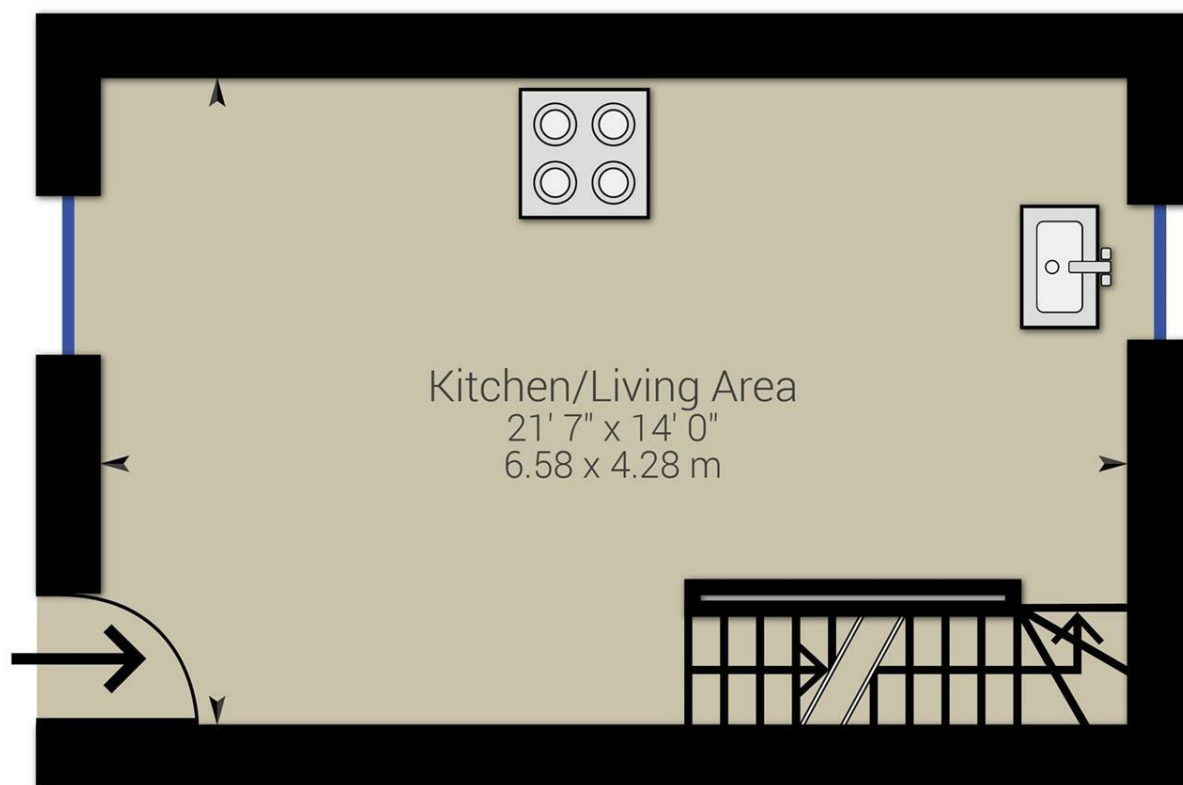
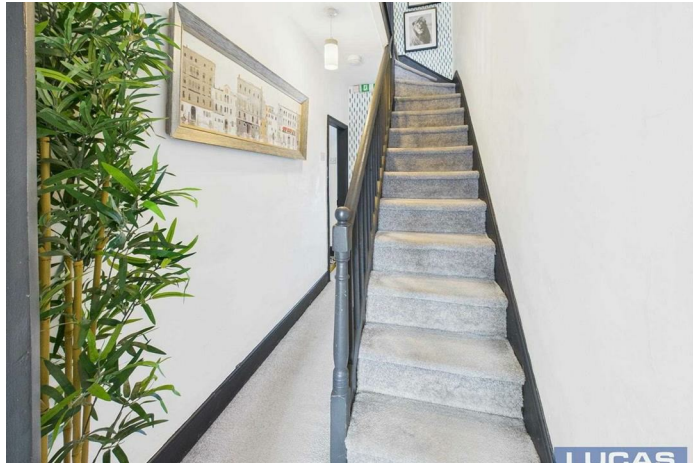
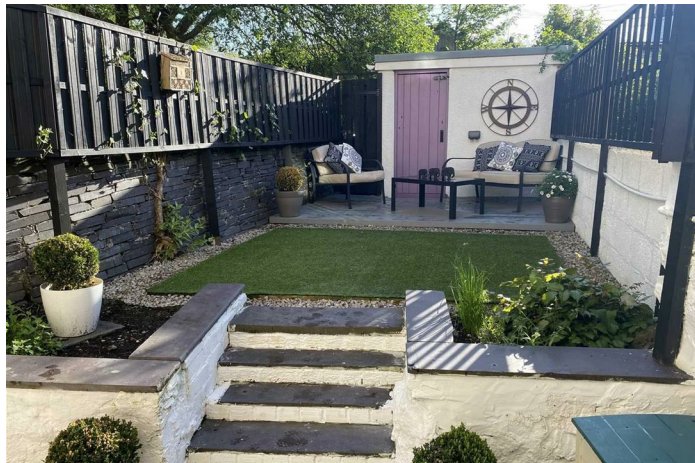


A Quite Stunning 4 Storey Mid Terrace Townhouse Having Been Fully Renovated & Refurbished Throughout With A Modern Contemporary Feel, Whilst Retaining Many Original Features Ideally Located In The Centre Of The Very Popular Town Of Menai Bridge With Very Spacious Accommodation. The Property Is Currently Used As A Successful Holiday Let But Could Also Be Suitable As A Family Home. The Townhouse Also Comes With An Enclosed Landscaped Low Maintenance Garden Along With A Very Useful Single Garage & Is A Short Walk From The Bustling Town Centre With Its Numerous Amenities. The Banks Of The Menai Strait, Belgium Promenade With Tree Lined Walks As Well As A Waitrose Store Are A Few Minutes' Walk From The Property & Local Schools & The A55 Expressway Are Easily Accessible. Viewing Both Internally & Externally Is Highly Recommended.

The property benefits from gas central heating together with double-glazed sash windows and briefly comprises front door into a stunning open plan lounge/kitchen/diner with an attractive Victorian fireplace with slate surround, attractive low maintenance flooring, recessed lighting, window to front aspect and opening through into the kitchen/diner area with base and wall storage cupboards with complementary work surfaces together with an island display with complementary work surface, built in oven with combination microwave over, induction hob with slimline chimney extractor over, integrated fridge/freezer, integral sink with mixer tap, space for free standing dishwasher, complementary tiled splash backs, recessed lighting, window to rear aspect, stairs to upper floors and stairs to lower ground floor comprising a living room/snug with multi fuel stove, understairs storage & door leading out into the low maintenance landscaped garden and access to the garage, low maintenance flooring, window to rear aspect overlooking the garden. Off the living room /snug is an opening through into a spacious utility room/ multi use room with base storage cu



Local Authority
Council Tax Band D
EPC Rating D



Approximate net internal area: 311.81 ft² / 28.97 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Lucas & Co Estate Agents

22 High Street, Menai Bridge, Isle of
Anglesey, LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.