

Craig Y Garth, Glyngarth

Menai BridgeIsle of Anglesey LL59 5PE

LUCAS & CO

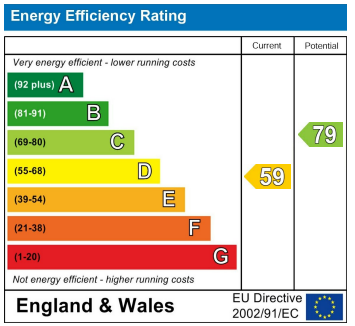
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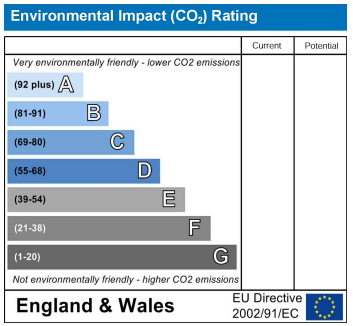
£450,000 Freehold

- A Redevelopment Opportunity Located on the Edge of the Menai Strait
- 4 Bedroom Property Built c1960s
- EPC Rating D
- Main Gas Central Heating, Mains Electric, Mains Water Supply, Septic Tank Drainage
- Stunning Panoramic Views of the Menai Strait, Snowdonia Mountain Range and Beyond
- Council Tax Band G
- Off Road Parking & Car Port



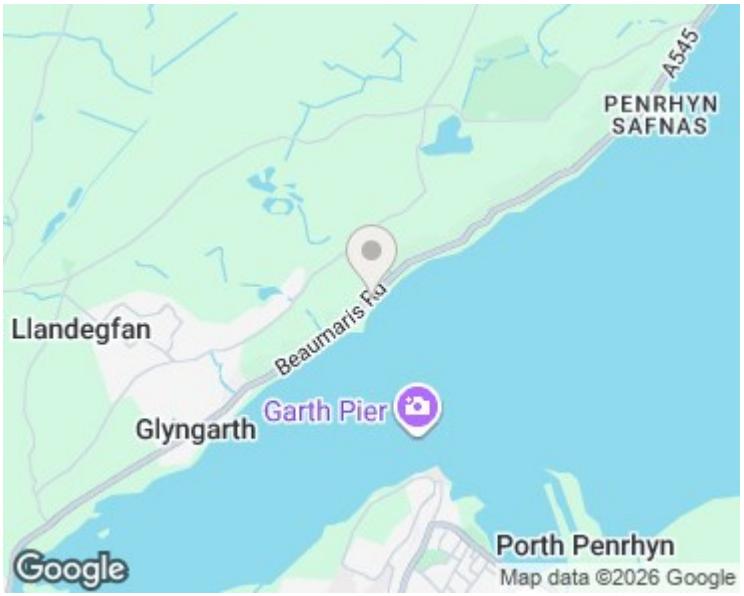
An incredible opportunity to develop this once loved home with the most breath taking views and occupying a sought after and prestigious setting in Glyn Garth, Menai Bridge.
The 1960's build which is being sold with no onward chain, occupies an elevated position within established grounds that requires maintenance. The property offers a total development opportunity to be reimagined for modern living. With access directly from the front of the property down to the shoreline and Gazelle Hotel & Bar.











Entrance Hallway
7'4" x 3'10"

Utility Room
4'7" x 5'0"

Kitchen
10'5" x 14'11"

Lounge/Diner
22'1" x 21'8"

WC
5'4" x 4'11"

Bedroom 1
13'8" x 11'9"

Bedroom 2
10'4" x 11'1"

Bedroom 3
11'10" x 10'2"

Bedroom 4
7'0" x 12'9"

Bathroom
6'8" x 7'1"

Storage Rooms and Boiler Room

Safety
Please note the balconies and steep driveway are mossy which can be slippery underfoot and extra care must be taken when viewing this property. The retaining railings have corroded and extra care must be taken on the edges as the land has a steep drop.

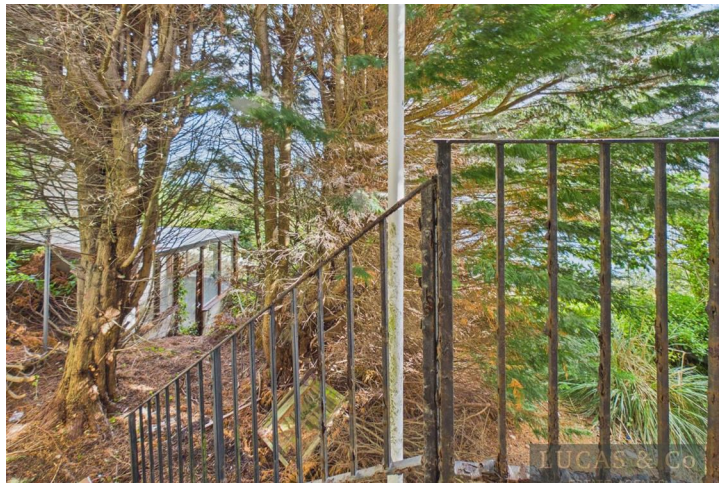
Outside Space
The property sits within a plot of approx. 0.17 Acres with very well established trees, mostly conifer and shrubbery. The grounds are steep and unmaintained. Stone steps lead down to narrow lane serving the shore line and Gazelle Hotel.

Summer House
A detached summer house withing the grounds will require attention or demolishen.

Parking
A steep tarmac driveway and car port offer ample off road parking.

Services & Utilities
Mains Gas Central Heating
Mains Water Supply
Private Drainage (Septic Tank)
Mains Electric Power Supply
Council Tax Band G
EPC Rating D

Location
Located on the sought after and prestigious Glyn Garth strip, Menai Bridge.
With access directly from the front of the property down to the shoreline and Gazelle Hotel & Bar.
EXACT LOCATION what3words
///materials.contracting.resolved





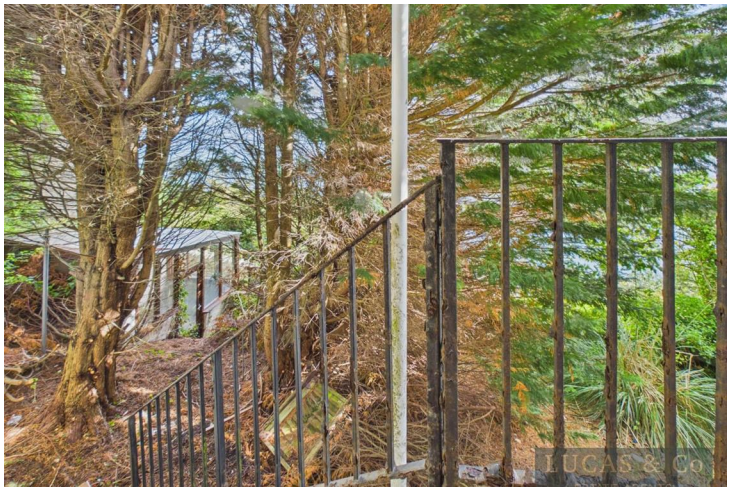


Local Authority
Council Tax Band G
EPC Rating D









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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.