

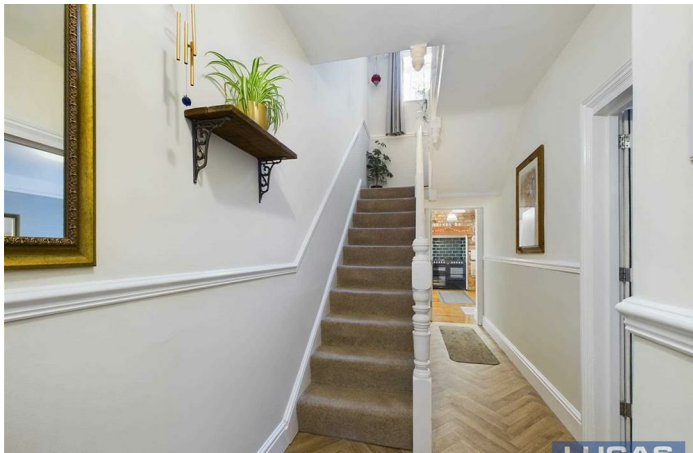


17 Dale Street

Menai Bridge, LL59 5AH

- Superbly Appointed Attractive End Terraced Townhouse
- Implement Garden Store & External WC
- New External Boundary Fencing & Re Decorated Throughout
- New Kitchen, Recently Installed Central Heating Boiler
- Off Road Parking For 2 Vehicles With Enclosed Low Maintenance Garden & Patio
- Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired





Centrally located with the popular town of Menai bridge is this very well appointed & spacious period end terrace townhouse set over three floors having been sympathetically modernised by the current owners whilst retaining many original features throughout including decorative mouldings, high ceilings, several Victorian fireplaces, painted timber staircase & original flooring to the kitchen. Angorfa also comes with an enclosed rear courtyard style low maintenance garden with useful garden implement room with adjoining wc, together with off road parking for two vehicles. The property is a short walk from the banks of the Menai strait, Belgium promenade and tree lined walks as well as being very convenient for a Waitrose store & a55 expressway. Viewing both internally & externally is highly recommended.

The Property

The accommodation which benefits from gas central heating and double glazing briefly comprises new composite front door into:

Entrance Hallway

Entrance hallway with attractive stairs to first and second floor, built in understairs storage cupboard, herringbone style low maintenance flooring, doors leading off into

Living Room

Featuring bay window to front aspect, attractive Victorian fireplace with a beautifully carved slate surround and slate hearth. Square opening through into

Dining Room/Sitting Room

Attractive Victorian fireplace featuring a beautifully carved slate surround and slate hearth, window to rear aspect, separate door through into the entrance hallway with door leading through into the recently fitted kitchen.

Kitchen

Comprising base and wall storage cupboards with complementary work surfaces, single bowl sink with mixer tap, space for free standing washer, space for tall fridge freezer. Rustic exposed brick fireplace with space for free standing range cooker with complementary tiled splash back. Ideal wall mounted gas central heating boiler, recessed lighting, polished wood flooring, xpelair extractor fan, original built in storage cupboard, window to side aspect, access to loft space and Upvc door leading to enclosed rear low maintenance garden area.

First Floor

Half landing with window to rear aspect and stairs to main landing area with stairs continuing to the second floor and doors leading off into

Bedroom 1

Feature bay window to front aspect.

Bedroom 2

Victorian fireplace featuring a beautifully carved slate surround and slate hearth, window to rear aspect overlooking the garden.

Bathroom

Bathroom comprising of a panelled bath with period style mains shower with complementary tiled surround, pedestal wash hand basin with tiled surround, low flush Wc. Xpelair extractor fan, heated towel rail and frosted window to front aspect.

Second Floor

Half landing with stairs to main landing area with a useful built in storage cupboard, access to loft space and doors leading off into

Bedroom 3

With limited headroom, Victorian fireplace , one large and two smaller Velux roof lights.

Bedroom 4

With limited headroom, fireplace, Velux roof light and window to front aspect and completing the accommodation.

Bathroom 2

With limited headroom, corner shower cubicle with electric shower with complementary tiled surround, pedestal wash hand basin, low flush Wc, heated towel rail and frosted window to front aspect.

Externally

To the front of the property is a small patio area with a paved path that leads to the front door. To the rear is a spacious enclosed low maintenance garden as well as a stone-built garden store and an outside WC. Beyond the garden is an off-road parking area for 2 vehicles.

Location

what3words ///flop.swaps.compose

Menai Bridge is a bustling town situated on the edge of the Menai Strait. The town is famous for its suspension bridge built by Thomas Telford. Menai Bridge has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main high street has many traditional and attractive shop frontages, home to many independent outlets making it a great place to shop.

Agents Notes

The property is of stone construction under a slate roof.

Council Tax Band D £2290.41 2026/2027

Broadband Up To 628 Mbps

Note to Customers

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Lucas & Co 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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Local Authority
Council Tax Band D
EPC Rating D



Ground Floor



Floor 1



Floor 2

Approximate total area[®]
1631.59 ft²
151.58 m²

Reduced headroom
100.71 ft²
9.36 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE 360

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.