



Bryn Derwydd Mount Street, Menai Bridge, LL59 5BN

£425,000

A delightful 3 bedroom detached house, situated in an elevated position within the town to enjoy panoramic southerly views over the town and Menai Strait to include the Suspension Bridge and all under the backdrop of the imposing Snowdonia mountain ranges. Having been maintained to a very good standard and with a "wrap around" balcony to front, the property is ideally suited to those who want a town location but away from the hustle of the town centre.

A conservatory entrance leads to an attractive hall, leading to a 24 foot living room with a delightful southerly aspect. There is a modern kitchen/breakfast room with utility/shower room off. Three double bedrooms and family bathroom as well as gas central heating and double glazing. The accommodation has low maintenance external grounds and patios with store shed, while there also an integral garage and off road parking for 2 cars.

Most worthy of inspection to appreciate both the property and sea and mountain views, and sold with no onward chain.

Conservatory Entrance 8'6" x 6'0" (2.61 x 1.83)



Being large enough to provide seating and with a double glazed surround to give panoramic southerly views over the Bridge and Menai Strait towards the mountains. This is the main entrance and with a second door onto the front Balcony.

Entrance Hall 8'5" x 6'7" (2.57 x 2.02)



With oak effect laminate flooring, exposed ceiling beams, plate shelf and telephone point. Vertical radiator, staircase to both the first floor and also down the the lower ground floor which has its own entrance and access to the Garage

Living/Dining Room 24'4" x 13'0" reducing to 10'11" (7.42 x 3.97 reducing to 3.33)



A naturally light living area with triple aspect windows with the wide front window giving glorious views over the town, Suspension Bridge, Menai Strait all with the background of the imposing Snowdonia mountains. Tiled fireplace and hearth with inset gas fire. Light oak effect laminate flooring, coved ceiling with pendant light and matching wall lights. Two radiators and TV connection.

Kitchen/Breakfast Room 16'6" c 7'9" (5.05 c 2.37)



Having been upgraded with a quality range of base and wall units in a sage green finish with solid timber worktop surfaces and tiled surround. Integrated fittings include a ceramic Neff hob with extractor over and AEG double oven under. AEG fitted fridge and separate freezer and Bosch dishwasher. 1.5 bowl stainless steel sink unit under a front aspect window giving outstanding views towards the Mountains. Tiled floor, stable door to the outside.

The dining area is ample for a breakfast table with adjacent radiator. Through access to:-

Shower/Utility Room 7'4" x 7'4" (2.24 x 2.24)



Having a shower enclosure with Mira shower control, wall mounted wash basin, WC. Worktop surface with space under for a washing machine and dryer and with storage cupboard over. Tiled floor, radiator.

Bedroom 1 12'0" x 11'3" (3.68 x 3.45)



With rear aspect window and large roof light over. Plate shelf, oak effect laminate flooring, radiator.

First Floor Landing

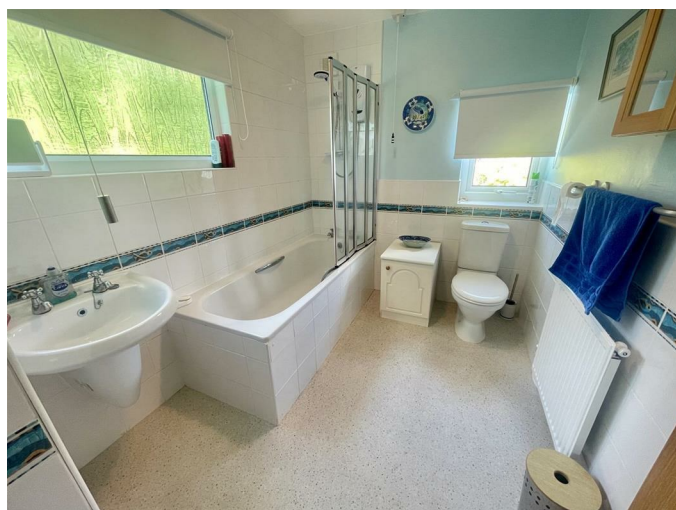
With exposed timbers, airing cupboard with radiator.

Bedroom 2 12'8" x 9'5" (3.88 x 2.89)



With dual aspect windows with glorious sea and mountain views to include the Suspension Bridge to the front. Light timber laminate flooring, fitted wardrobe and cupboards, radiator, eaves storage cupboard.

Bathroom 8'7" x 6'5" (2.63 x 1.97)



With a suite in white comprising of a steel panelled bath with Mira electric shower over and glazed shower screen. Wall mounted wash basin, W.C., radiator.

Bedroom 3 13'8" x 10'10" (4.17 x 3.32)



With triple aspect windows making this a very light bedroom and giving superb sea, mountain and townscape views. Light timber laminated flooring, radiator. Fitted wardrobe and cupboards and eaves storage cupboard.

Lower Ground Floor

Porch Area - with double glazed door to the front parking area. Tiled floor, door to spacious tool store shed.

Inner Hall

Inner Hall - with internal staircase to the first floor, tiled floor, vertical radiator, large wall cupboard, Internal access to the garage.

Integral Garage 16'6" x 12'7" (5.03 x 3.84)



A spacious garage suitable for the larger car, having an electric roller door access, power and light. Small door through to an additional sub-floor storage area.

Outside



A tarmacadam entrance off Mount Street gives off road parking for 2 cars and leads to the integral garage. There is the option of a ground floor entrance to the house via steps to the conservatory porch. Off this porch is a newly refurbished "wrap around" balcony being a perfect spot to sit on and enjoy the sunny southerly views over the town and Suspension Bridge towards the Menai Straits and Snowdonia mountains.

Access at the side leads to the kitchen door above where there is a further elevated paved patio and nearby garden shed. Additional paved patio to the western gable and steps onto the front balcony.

Energy Rating

Band D.

Council Tax

Band E.

Tenure

Freehold.

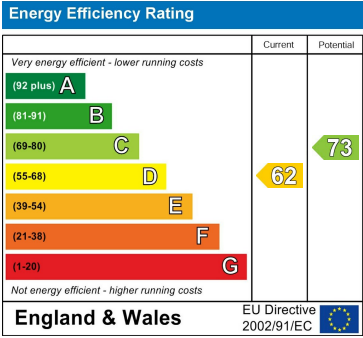
Floor Plan



Area Map



Energy Efficiency Graph



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