



## 2 The Moorings Cadnant Road, Menai Bridge, LL59 5NH

**£375,000**

A spacious and desirable modern 3 Bedroom duplex Apartment that was completed in 2009. It forms an in-character extension to a grand Victorian house that stands in an elevated position enjoying views across the Menai Strait towards the Snowdonia Mountain Ranges. Benefiting from gas central heating and double glazed windows, the accommodation has 3 spacious double Bedrooms to the ground floor; the principal bedroom having a large and contemporary En-Suite Shower Room as well as a luxurious Family Bathroom. Designed to take full advantage of the views, a private entrance (not shared) leads to a hallway with stairs up to a large open plan living area with oak laminate flooring that incorporates a Lounge/Dining area with balcony. Fully integrated fitted Breakfast Kitchen with granite work tops, off which is a Utility Room with adjoining WC. There is a further room on this floor which is currently used for dining but which could also serve as a private office /study. This Apartment has the benefit of an adjoining private parking area for 2 cars as well as its own private landscaped garden which is traversed by a small brook and includes a large raised patio. There are red squirrels in the neighbouring trees. The Apartment has shared ownership of extensive communal grounds within it has its own single garage and a further parking space. No Onward Chain, Internal Viewing Highly Recommended.

## Location

Menai Bridge is an attractive and historic town with many facilities including a good variety of local shops, a Waitrose supermarket a wide choice of restaurants and a Medical Centre and Pharmacy. Its historic docks provide boat trips along the Menai strait. Its a few minutes drive from the picturesque seaside town of Beaumaris and from the University City of Bangor with its extensive range of national stores as well as a general hospital with A & E. Menai Bridge is well connected to the many attractions North Wales and, via the A55 trunk road to the Motorway network. A station on the London to Holyhead railway line is 2 miles away at Llanfairpwllgwyngyll.

## Ground Floor

### Entrance Hallway



Timber double glazed door to hallway comprising: Oak laminated wood flooring, Oak balustrade staircase to first floor with storage cupboard beneath. Radiator, mains smoke alarm, emergency light and five inset spotlights to ceiling.

### Main Bedroom 15'5" x 10'11" (4.70 x 3.33)



A spacious room with front aspect double glazed

window overlooking the gardens and views beyond. Bank of fitted wardrobes to one wall. Recess with fitted shelving. Two wall lights, pendant light and four inset spotlights to ceiling. Telephone point, TV point, radiator and mains smoke alarm. Door to:

### En-Suite Shower Room/WC 9'1" x 7'5" (2.77 x 2.26)



Fitted button flush WC, vanity wash hand basin with mixer tap and shower cubicle with thermostatically controlled mains shower unit. Mirror fronted storage cupboard above sink with down light. Tiled floor with under floor heating. Fully tiled to two walls. Chrome towel radiator, four downlights and extractor fan.

### Bedroom 2 11'2" x 9'8" (3.40 x 2.95)



Bank of fitted wardrobes to one wall providing excellent storage. Double glazed window to rear elevation. Radiator. TV point. Pendant light, mains smoke alarm and four inset spotlights to ceiling.

**Bathroom/WC 8'6" x 8'6" (2.59 x 2.59)**



Contemporary suite comprising: Vanity wash hand basin with mixer tap, fitted button flush WC, bath with central mixer tap and corner shower cubicle with thermostatically controlled mains shower unit. Mirror fronted storage cupboard above sink with down light. Tiled floor with under floor heating and half tiled walls. Chrome towel radiator, four downlights and extractor fan. Double glazed window to rear elevation.

**Bedroom 3 10'7" x 8'5" (3.23 x 2.57)**



Double bedroom with double glazed window to side elevation. Radiator, TV point, mains smoke alarm and four inset spotlights to ceiling.

**First Floor**

**Open Plan Lounge/Dining Area 24'4" x 17'3" (7.42 x 5.26)**



A light and spacious room with opening to the

Breakfast Kitchen area and double doors to the balcony. Laminated Oak flooring throughout the first floor. Recess with fitted shelving. Two radiators. Sky point, TV point and telephone point. Six wall lights and eleven inset spotlights to ceiling with mains heat sensor. Double glazed windows to front and side elevations framing the views.

**Breakfast Kitchen 16'11" x 8'7" (5.16 x 2.62)**



White high gloss fronted wall and base units with Black granite work tops over, incorporating breakfast bar. Recess housing American style 'Whirlpool' fridge freezer. Built-in 'Neff' microwave and electric fan oven. 'Neff' five ring gas hob with stainless steel/glass canopy extractor over. Integrated dishwasher. Single drainer stainless steel sink unit with mixer tap. Radiator. Double glazed window to rear elevation. Mains heat sensor and ten inset down lights to ceiling.

**Utility Room 8'10" x 4'3" (2.69 x 1.30)**



Plumbing for washing machine and dryer with work top and timber shelving above. Radiator and extractor fan. Door to:

**Separate WC 5'4" x 3'6" (1.63 x 1.07)**



WC and pedestal wash hand basin with mixer tap and tiled splash back. Radiator, timber shelf and extractor fan.

**Dining Room/Office 9'1" x 8'6" (2.77 x 2.59)**



Double glazed window to rear elevation. Ample power points. Radiator. Pendant light. Telephone point. Cupboard housing 'Mega Flo' hot water cylinder and wall mounted 'Worcester Greenstar

**External**



The property benefits from two allocated parking spaces and a single garage with additional parking space in front. To the side of the property is a raised brick patio area and private landscaped gardens traversed by a small brook together with the extensive managed communal grounds.

**Tenure**

Leasehold (share of Freehold) - 999 year lease from

2009. Ground Rent £1.00 pa. Maintenance charges £2074 pa. Holiday letting is not permitted.

**Services**

All mains services connected.

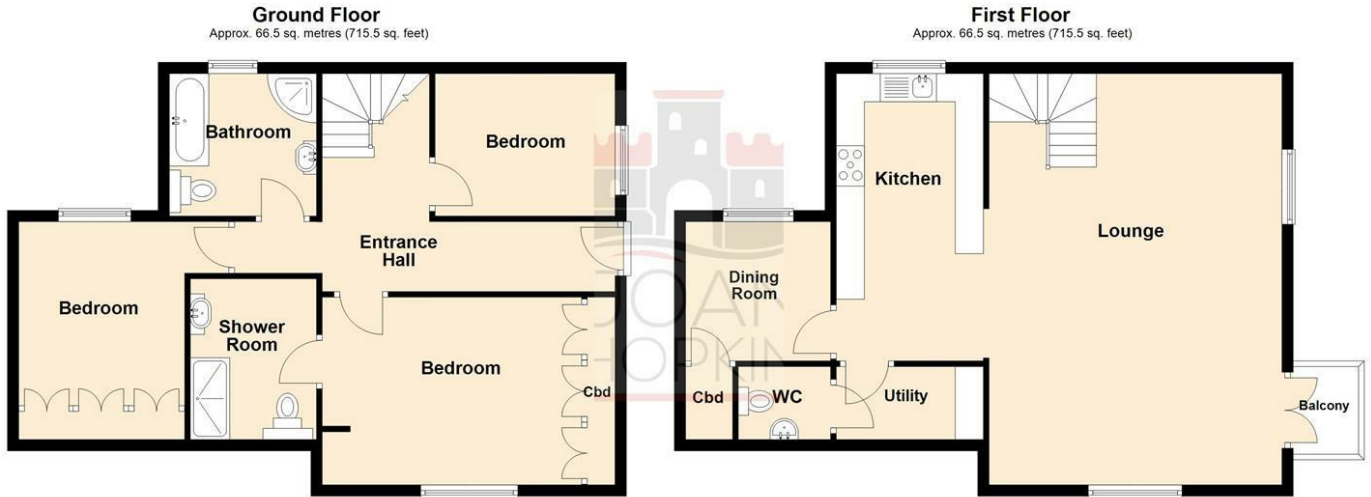
**Energy Efficiency**

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**Council Tax**

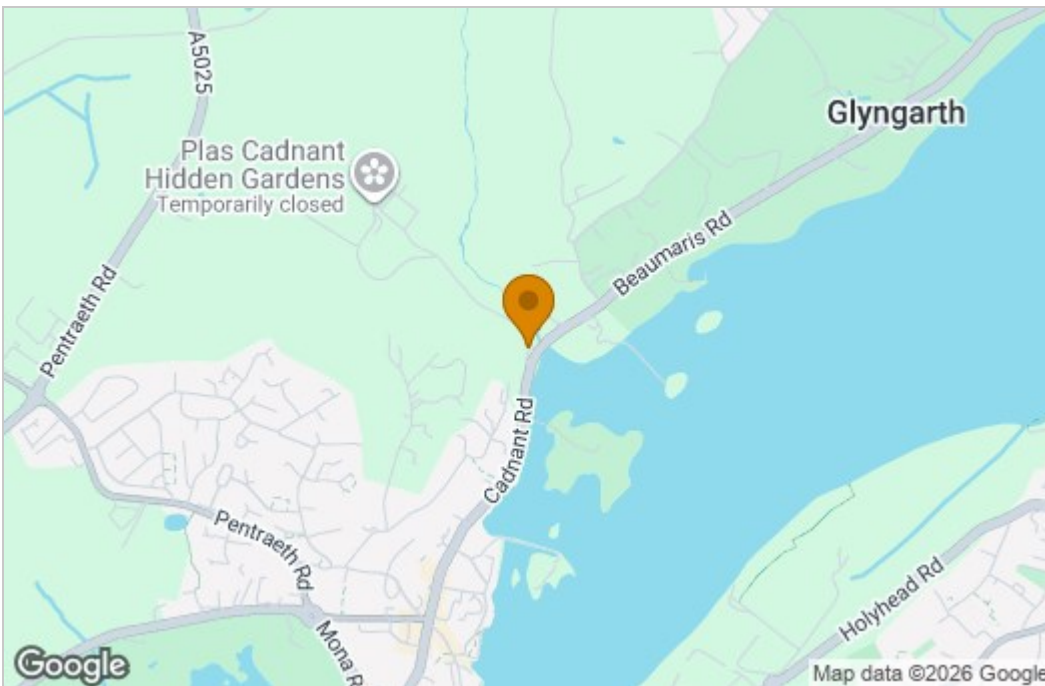
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# Floor Plan

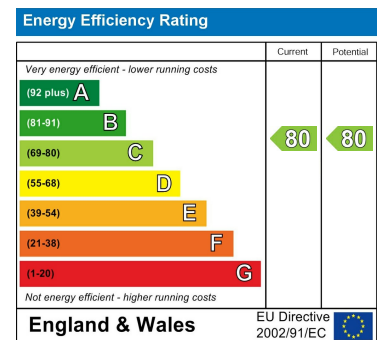


Total area: approx. 132.9 sq. metres (1430.9 sq. feet)

# Area Map



# Energy Efficiency Graph



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