



## 24 Glyn Garth Court, Menai Bridge, LL59 5PB

### Offers In The Region Of £279,000

A two bedroom apartment, enjoying stunning uninterrupted panoramic sea and mountain views as far as the Great Orme to the east and the Snowdonia mountain range. Located on the second floor of this prestigious development and convenient for both Menai Bridge and the seaside town of Beaumaris. The well-presented interior offers comfortable accommodation which comprises of: Entrance hall, separate WC/cloakroom, spacious lounge/dining room with balcony off, modern kitchen with fitted appliances, modern bathroom/WC and two well-proportioned bedrooms with fitted wardrobes.

A sweeping drive off the main road leads to a spacious communal/visitors parking area with the addition of a basement garage with dedicated parking spaces for all residents and convenience of lift facility to each floor.

The managed gardens surround the property with the main garden running adjacent to the Menai Strait, certainly an idyllic place for all residents to enjoy the breath taking views with easy access to seating areas and gated access to the water's edge, ideal for a spot of fishing or sailing etc.

Viewing is highly recommended to fully appreciate the accommodation, unique location and truly stunning views.

## Location



Glyn Garth Court is located mid-way between the historic coastal towns of Menai Bridge and Beaumaris on the banks of the beautiful Menai Strait. An array of amenities are available in Menai Bridge, these include numerous shops, eateries, restaurants, pubs as well as a Waitrose supermarket, schools and doctors surgery/pharmacy. The historic town of Beaumaris is a short drive away and the university city of Bangor is approximately 5 miles distant on the mainland. The main A55 expressway allows easy access to the port of Holyhead and the cities of Chester, Liverpool and Manchester. On the recreational front Anglesey is renowned for its scenic coastline with numerous sandy beaches and miles of walking inland and along the coastal path. For those interested in sailing and boating the waters around Anglesey provide impressive cruising with its interesting coastline, and there are several sailing clubs on the island notably the Royal Anglesey Yacht Club in Beaumaris (2 miles) and marinas at Holyhead and Deganwy on the mainland. There are a number of golf courses and shoots nearby, motor racing at Ty Croes and riding stables at Tal-y-Foel.

## Communal Entrance

With individual post boxes, access to stairs and lift facility to all floors.

## Entrance Hall 10'0" x 6'6" + recess (3.05 x 1.99 + recess)



Front door opens into the spacious entrance hall having built-in storage cupboards with fitted shelving

housing the electricity meter, consumer unit, a large PVC double glazed window and pendant light to ceiling. Door opening into the separate WC and door opening to the spacious Lounge/Dining Room.

## Separate WC 6'1" x 4'1" (1.87 x 1.26)



Having a fitted WC and pedestal wash hand basin with mixer tap. Built-in storage cupboard, fully tiled walls, large mirror and timber panelling to ceiling with inset downlights.

## Open Plan Lounge/Dining Room 22'10" x 16'6" max (6.98 x 5.05 max)



Having a full length glazed frontage with bay, to frame the truly panoramic view over the Menai Strait all under the backdrop of the Snowdonia mountain ranges. Two wall mounted programmable electric heaters, coving to ceiling, mains smoke detector alarm and two chandelier lights. PVC double glazed sliding doors opening to the balcony area. Door to inner hall and door to the kitchen.

**Balcony 10'9" x 3'11" (3.28 x 1.21)**



With Terrazzo tiled floor, providing an excellent area to relax and enjoy the sea and mountain views.

**Kitchen 9'8" x 9'0" (2.95 x 2.76)**



A modern kitchen with a range of matching base and wall cupboards having 'soft touch' closures to the doors and drawer fronts, a range of integrated appliances including a 'Beko' fridge freezer, a 'Bosch' dishwasher and a 'Beko' built-in fan assisted double electric oven/grill, Black laminated work tops/upstands incorporating a inset single drainer sink with a swan-neck mixer tap. Inset 'Beko' ceramic hob with glass splashback and a canopy filter extractor over. Intercom/automatic main door entry phone system, laminated wood effect floor covering, four bar ceiling downlights and two PVC double glazed windows.

**Inner Hallway 8'3" x 4'4" (2.52 x 1.33)**

Pendant light.

**Main Bedroom 16'4" x 13'6" (4.98 x 4.13)**



Three large PVC double glazed windows framing the panoramic sea and mountain views. Fitted wardrobes to one wall with hanging rails and fitted shelving. Wall mounted programable electric heater and pendant light.

**Bedroom 2 13'5" x 10'5" (4.11 x 3.19)**



A second double bedroom with three large PVC double glazed windows. Fitted wardrobe, wall mounted electric heater and pendant light.

**Bathroom/WC 10'0" x 6'8" (3.06 x 2.04)**



White modern suite comprising: Dual button flush WC, pedestal wash hand basin with mixer tap and bath with shower screen and 'Mira Excel' shower unit. Electric shaver point, electric towel heater, ceiling light and marble tile effect floor covering.

PVC double glazed window. Fitted airing cupboard with timber slatted shelving, lagged hot water cylinder and header tank.

### **Outside**



A private access serving the development gives open guest and owner parking to the rear. The drive continues into the basement garage with designated parking bay for apartment 24. Within the basement garage there is a bin store/recycling room and further store room with designated storage space for each apartment.

The gardens are communal, being maintained as part of the service charges, which provide a most attractive seating area on the shores of the Menai Strait.

### **Services**

Mains water, electricity and drainage. (No gas).  
Fibre speed broadband.

### **Tenure**

Leasehold. 999 years from 1966.

### **Annual Charges**

The property is held on the residual of a 999 year leasehold basis from 1966 with a service charge for 2025 of £4,153.42 to cover such items of lift service charge, entry phone system, electric for lifts and other common parts, external insurance of the block, garden maintenance, ground rent and sinking fund. The service charge also includes employment of a janitor and a part time gardener. The building is managed by a property management company. Each of the 38 Leaseholders benefit from a share in the Freehold (Glyn Garth Court Flats Ltd).

### **Council Tax Band**

Band E.

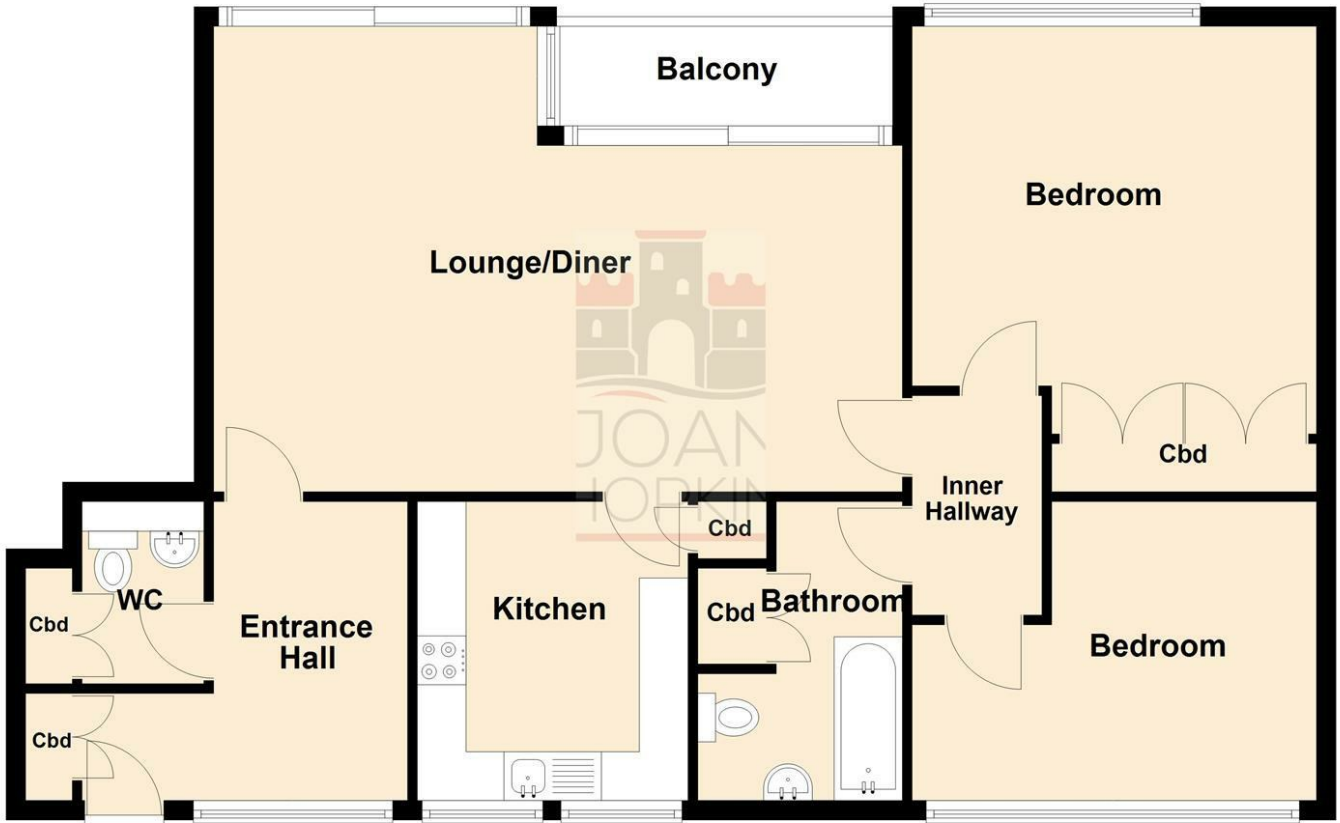
### **Energy Performance Rating**

Band E.

## Floor Plan

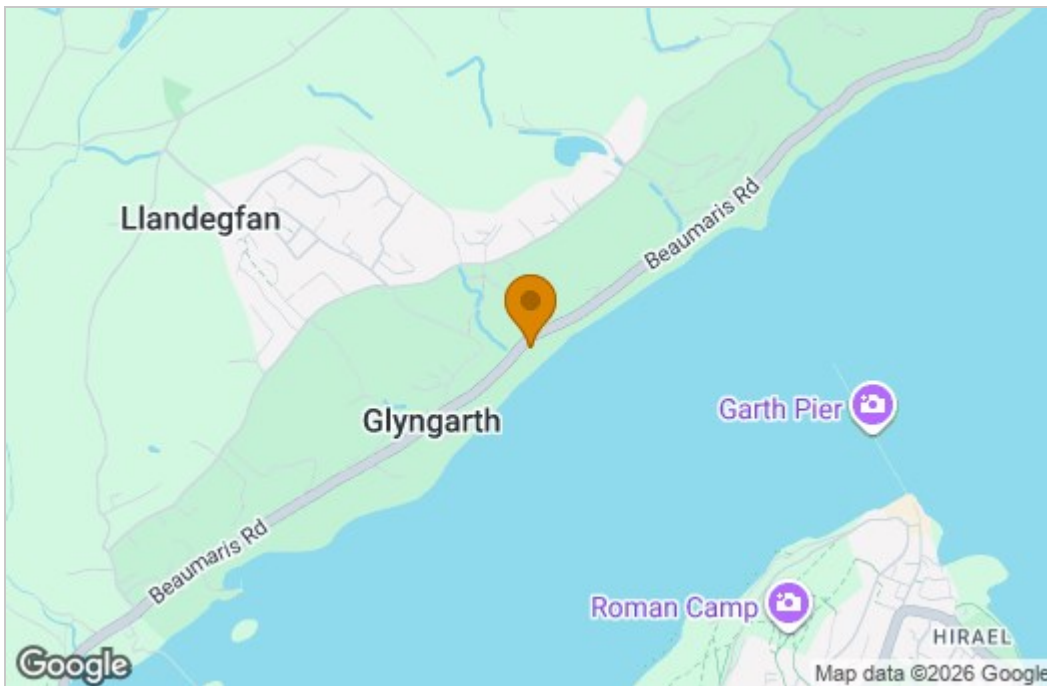
### Ground Floor

Approx. 95.3 sq. metres (1026.0 sq. feet)

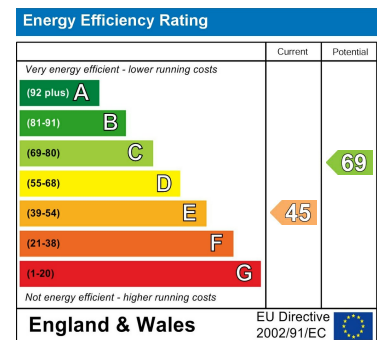


Total area: approx. 95.3 sq. metres (1026.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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