



## **2 Cae Gweithdy, Menai Bridge, LL59 5QZ**

**£215,000**

This delightful three-bedroom house offers a perfect blend of comfort and convenience.

The accommodation briefly comprises: Entrance vestibule, lounge, kitchen diner and the well-proportioned bedrooms are ideal for families or those seeking extra space for guests or a home office.

Benefiting from gas central heating uPVC double glazing, off road parking for one vehicle, front and side/rear enclosed garden area.

The location of this property is particularly appealing, as Menai Bridge is known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, including shops, schools, and recreational facilities, all within a short distance. The stunning natural beauty of the area, with its proximity to the Menai Strait and the breathtaking landscapes of North Wales, offers a wonderful backdrop for outdoor enthusiasts.

Whether you are a first-time buyer, a growing family this property is sure to meet your needs. With no onward chain it is a must-see for anyone looking to make Menai Bridge their next home.

### Entrance Vestibule

A double glazed wood effect composite front door opens into the vestibule. Having a ceramic tile floor, a fitted electricity meter cupboard, a cloaks rail and a wood effect door opening into the lounge.

### Lounge 15'1" x 14'0" (4.61 x 4.27)



Having a marble fireplace with an inset living flame coal effect mains gas fire, a single radiator, a fitted base storage cupboard, fitted wall shelves, a uPVC double glazed window, a double dimmer switch, a central heating thermostat, a coved ceiling and twin wood effect doors opening into the kitchen diner.

### Kitchen Diner 15'10" x 8'3" (4.84 x 2.52)



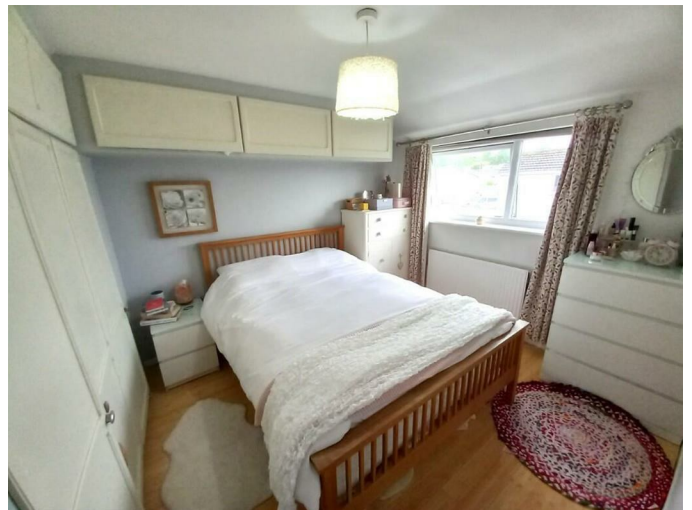
With a bright and comprehensive range of Shaker style matching base and wall cupboard units having a fully integrated dishwasher, a fully integrated fridge freezer, a 900mm wide recess for a gas Range with a wide filter canopy over, a recess with plumbing and waste pipe for a washing machine, deep pan drawers, glazed wall display cabinets and solid wooden worktops incorporating an inset 1½ bowl single drainer composite sink with a swan-neck mixer tap. Ceramic tile floor, a single radiator, tiled splash backs to the worktops, a uPVC double glazed window, a 'colour washed' pine 'T&G' ceiling and uPVC double glazed French windows opening to the rear patio and garden.

### First Floor Landing



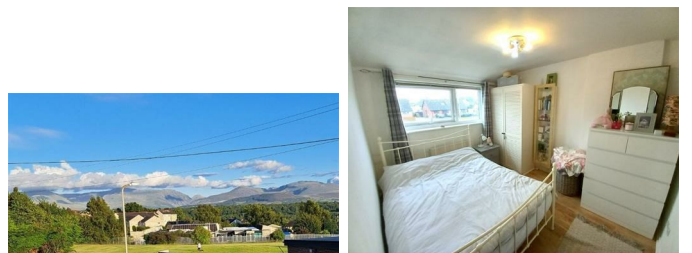
A straight flight open tread staircase with a spindle balustrade then leads up from the lounge to the first floor landing which has a spindle hand rail to the stairwell, a deep fitted cupboard housing a Worcester wall mounted mains gas fired 'combi' boiler, a uPVC double glazed window, an access hatch to the roof space and the following rooms off:

### Bedroom 1 12'0" x 9'8" (3.67 x 2.95)



Having laminated wood flooring, a range of fitted wardrobes and storage cupboards, a single radiator, a uPVC double glazed window and a wood effect door.

### Bedroom 2 10'5" x 8'9" (3.18 x 2.69)



Having wood effect laminate flooring, a single radiator, a uPVC double glazed window framing distant mountain views and a wood effect door.

**Bedroom 3 7'4" x 6'9" (including a boxed plinth)  
(2.26 x 2.06 (including a boxed plinth))**



Having a single radiator, a uPVC double glazed window, a dimmer switch and a wood effect door.

**Bathroom/WC 5'11" x 5'7" (1.81 x 1.72)**



Having a modern white suite comprising an 'L' shaped panelled bath with a shower and a glazed shower screen, a fitted vanity unit incorporating a wash hand basin and a WC low suite. Ceramic tile floor, a 'ladder' style heated towel rail, a large vanity mirror, a uPVC double glazed window, a glass toiletries shelf and a wood effect door.

**Outside**



To the front of the property, there is a gravelled low maintenance garden together with a gravelled/concreted driveway which provides PRIVATE OFF ROAD PARKING FOR ONE CAR. A wooden screen fence with a matching door then opens to the side of the property where there is slated area with a paved path providing POTENTIAL TO CREATE ADDITIONAL PARKING and this opens to a lawned rear garden with a paved patio, a garden hose point, stained timber fencing and a TIMBER GARDEN SHED.

**Tenure**

We are advised by the vendors that the tenure is Freehold.

**Services**

We are advised by the vendor that mains water, drainage, gas and electricity are connected to the property.

**Energy Rating**

Band C.

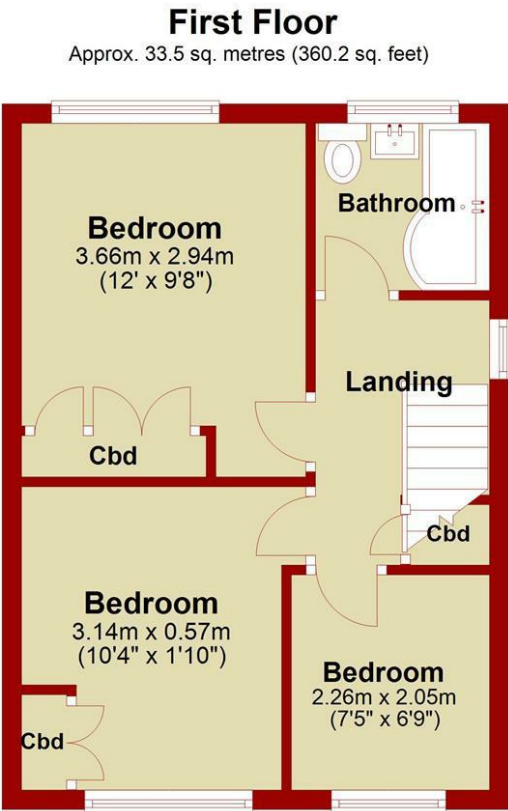
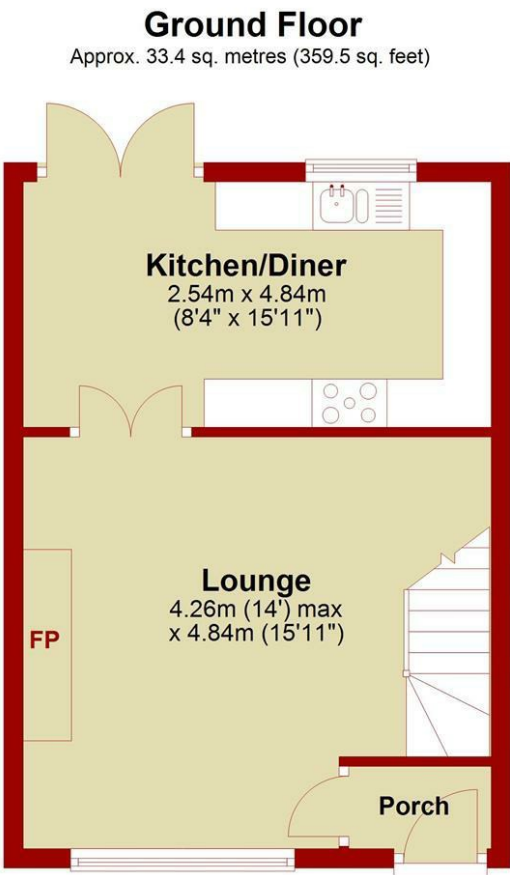
**Council Tax**

Band C.

**Directions**

Entering Anglesey over the Menai suspension bridge, continue straight ahead at the first roundabout and when you reach the second roundabout (adjacent to the Shell garage), take the second exit onto Pentraeth Road. Continue up Pentraeth Road and after passing David Hughes school on your left, take the next turning on the right into Penlon. After just over 0.3 of a mile, turn right by the red post box into Cae Gweithdy, follow the road around to the left and the property will then be found on your left hand side.

Floor Plan



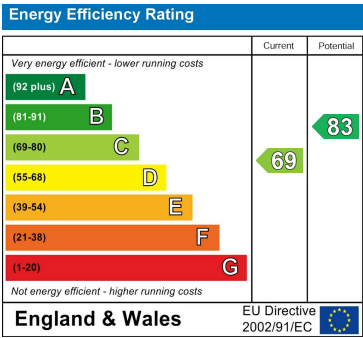
Total area: approx. 66.9 sq. metres (719.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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