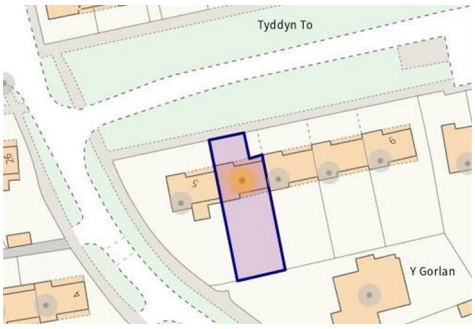
JOAN HOPKIN
ESTATE AGENTS



6 Tyddyn To, Menai Bridge, LL59 5BG

£169,950

A mid terraced ex local authority house in need of some modernisation and available to purchase with no onward chain.
Accommodation briefly comprises of: Entrance hall, dining room, lounge, kitchen utility room, ground floor WC, first floor landing area, three double bedrooms and bathroom/WC.
One of the standout features of this home is the distant panoramic mountain views, which can be enjoyed from the rear accommodation and the generous rear garden.
Located within close proximity of schools and within convenient walking distance of local amenities.
The property benefits from gas central heating and PVC single glazed windows.
Considered an excellent first time buy or property investment.
Early viewing advised to fully appreciate the potential, location, accommodation and views.

Front Entrance

Covered entrance with timber glazed door opening to the entrance hall.

Entrance Hall 7'11" x 6'7" (2.43 x 2.01)

Having a radiator, pendant light and staircase leading up to the first floor landing area.

Dining Room/Sitting Room 10'0" x 9'11" (3.05 x 3.03)

Front aspect PVC single glazed window. Radiator and pendant light.

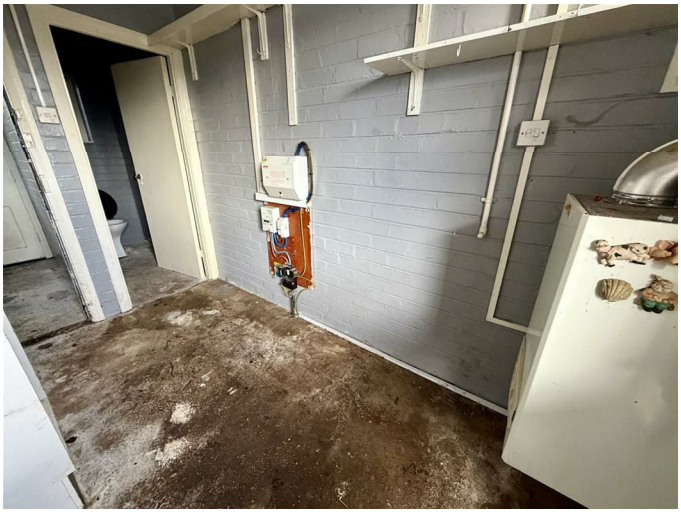
Lounge 13'3" x 12'8" max (4.04 x 3.87 max)

Having two PVC single glazed window to the rear framing views over the rear garden and distant mountain views. Two radiators and pendant light.

Kitchen 9'1" x 8'11" (2.79 x 2.72)

Fitted with a base storage unit with inset sink unit. Plumbing for washing machine. Radiator. Two PVC single glazed window to the rear elevation. Walk-in pantry and opening to:

Utility/ Store Room 9'9" x 6'0" (2.99 x 1.84)



Having a timber glazed exit door to the rear garden area. Small PVC single glazed window to the rear elevation. Wall mounted Worcester gas combi boiler. Carbon monoxide alarm. Radiator and pendant light. Door to WC and door to entrance lobby.

Separate WC 5'8" x 2'8" (1.75 x 0.83)

White WC with overhead cistern. PVC single glazed frosted window to the front elevation, radiator and pendant light.

Entrance Lobby 5'11" x 2'11" (1.82 x 0.91)

Timber glaze exit door to the front elevation. Built-in store cupboard (Coal Store).

First Floor Landing

PVC single glazed to the front elevation. Access hatch to roof space. Pendant light.

Bedroom 1 17'6" x 8'11" max (5.34 x 2.74 max)

Two PVC single glazed windows overlooking the rear garden and framing the mountain views. Two radiators and two pendant lights.

Bedroom 2 11'11" x 8'11" (3.65 x 2.72)

PVC single glazed window framing rear garden views and panoramic mountain views. Radiator and pendant light.

Bedroom 3

PVC single glazed window to the front elevation. Built-in storage recess, radiator and pendant light.

Bathroom/WC 5'5" x 6'7" + recess for door (1.67 x 2.01 + recess for door)

Comprising bath with Triton T80si electric shower over, WC with over head cistern and wall mounted wash hand basin. PVC single glazed frosted window to the front elevation. Ceiling light point.

Outside

Front slopping lawned area with shared concrete pathway and steps with hand rail leading to the front entrances. The rear garden is a generous size enjoying distant panoramic views of the mountains. Having a large flagged patio area with concrete pathway and steps to lower lawned area with store shed.

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale.
Vendor's solicitors will confirm title.

Services

Mains water, electricity, gas and drainage.

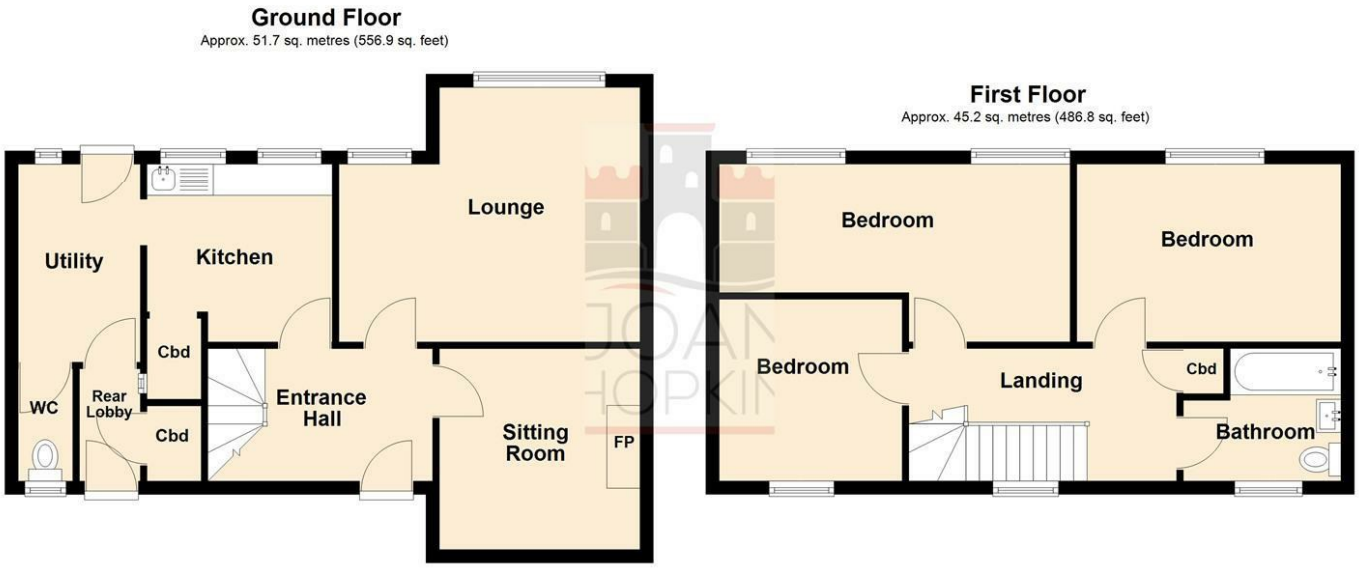
Council Tax

Band C.

Energy Rating

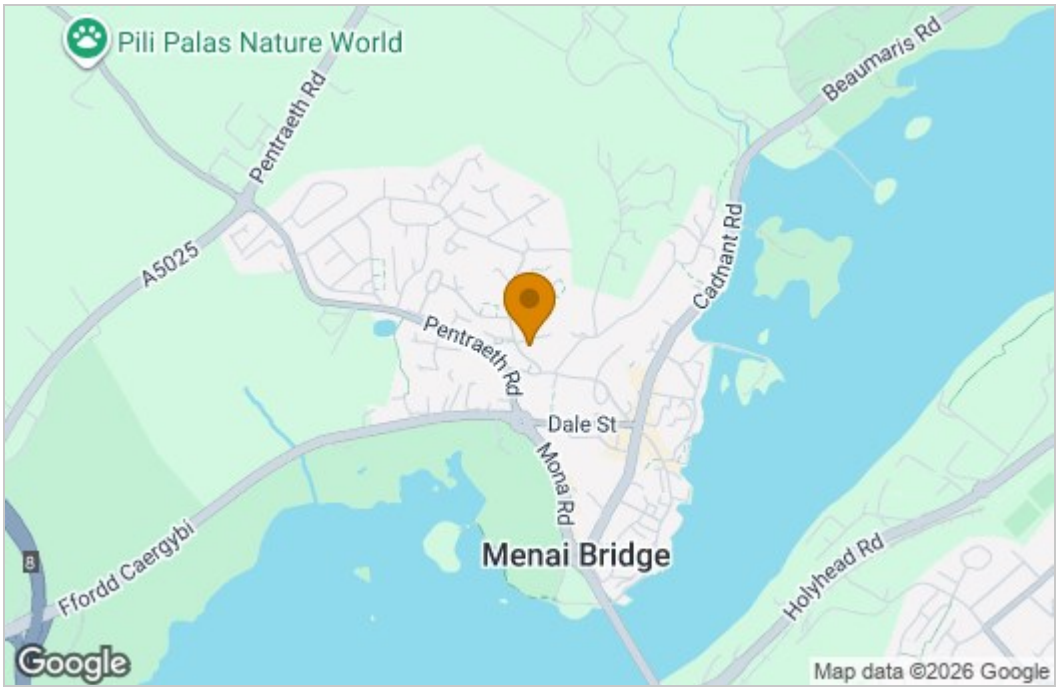
Band D.

Floor Plan

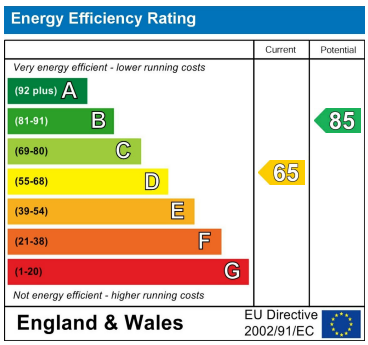


Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

Area Map



Energy Efficiency Graph



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