JOAN HOPKIN
ESTATE AGENTS









4 Nant Terrace Cadnant Road, Menai Bridge, LL59 5EW

£250,000

Attention Investors - Considered a good investment opportunity for a discerning buyer seeking a substantial three-storey terraced property currently arranged as three self-contained flats, the property offers excellent flexibility and income potential.

Each floor provides its own living room, bedroom, kitchen and bathroom, creating three well-defined residential units within one attractive investment property.

Situated in a town with established and above-average demand for residential accommodation, the property is ideally suited to investors looking to add a versatile asset to their portfolio.

Further benefits include:

Three self-contained flats – One per floor.

Each flat includes a living room, bedroom, kitchen and bathroom.

Double glazing, Electric heating.

Rear parking for approximately 1–2 vehicles.

Convenient location close to Menai Bridge town centre.

Classified as a House in Multiple Occupation (HMO).

Communal Hallway
With staircase to the first floor and also a double glazed door to the rear yard and parking area.

Flat 1 (Ground Floor)

Front Sitting Room 14'0" into bay x 10'6" (4.28 into bay x 3.21)
With former fireplace, electric room heater.

Kitchen 9'1" x 8'11" (2.77 x 2.72)
With base and wall units to include a stainless steel sink unit. Electric cooker point, plumbing fore a washing machine. Door to:

Bathroom 7'6" x 6'11" (2.29 x 2.12)
Having a panelled bath with electric shower over, wash basin, WC, Airing cupboard, electric towel radiator.

Bedroom 11'1" x 9'10" (3.4 x 3.0)
Locked and measurements estimated.

First Floor Flat 2

Landing
With door to Attic Floor.

Kitchen 8'11" x 6'7" (2.74 x 2.02)
With units to include an integrated oven with hob over and extractor. Storage heater.

Shower Room 7'10" x 5'7" (2.40 x 1.71)
Having a shower enclosure, WC wash basin electric towel radiator.

Living Room 12'3" x 10'0" (3.75 x 3.07)
With storage heater.

Bedroom 11'4" x 10'0" (3.47 x 3.07)
With former fireplace opening, electric heater.

Attic Floor Flat 3

Hallway

Living Room 16'6" x 11'9" both maximum (5.03 x 3.59 both maximum)
With electric heater

Shower Room 7'2" x 5'2" (2.19 x 1.59)
With shower enclosure, WC, wash hand basin, electric towel radiator.

Bedroom 10'1" x 6'9" (3.09 x 2.08)
With electric room heater.

Kitchen 9'4" x 5'8" (2.85 x 1.73)
With a range of units to include a stainless steel sink unit, electric cooker point.

Outside
Access via a lane to the rear gives off road parking for 1-2 cars to the rear and access to a rear yard with lean-to store.

Services
Mains water, drainage and electricity.
Electric heating
Smoke Alarm System provided

Tenure
The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.
The property is understood to be registered as a House in Multiple Occupation.
The flats are currently let and produce £1490 per calendar month gross.

Energy Certificates
Ground Floor - Band E
First Floor - Band D
Top Floor - Band C

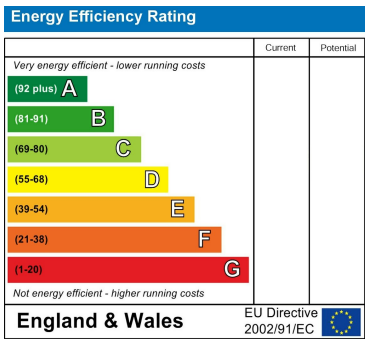
Council Tax
All flats individually classified as Band A

Floor Plan

Area Map



Energy Efficiency Graph



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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk