



£185,000
Freehold

LUCAS & Co
Estate Agents

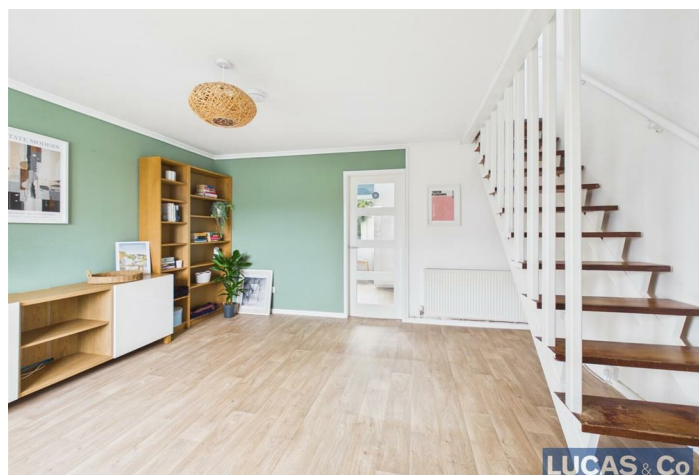
3 Lon Y Waen

Menai Bridge, LL59 5QH

- Newly Decorated and Very Well Presented 3 Bedroom Semi Detached Home
- Off Road Parking
- EPC Rating D
- Mains Gas Central Heating, Mains Water & Drains, Mains Electric
- No Onward Chain
- Low Maintenance Lawned Garden To Rear
- Council Tax Band C
- Double Glazing Throughout



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A very well presented 3 bedroom semi detached home located in the popular town of Menai Bridge. Conveniently located for local schools, amenities, hospital and A55 Expressway. The property is being sold with no onward chain. Off road parking for 2 vehicles, low maintenance lawn garden to rear.

Entrance Hallway

3'4" x 2'8"

Living Room

13'10" x 12'1"

A spacious bright living room with open tread staircase to first floor, modern white glazed panel door to kitchen/diner and entrance hallway. Radiator, pendant light and fire alarm.

Kitchen/Diner

8'5" x 14'11"

The kitchen diner provides a bright and functional space for cooking and casual dining. Integrated gas hob & oven, extractor hood. Space for fridge freezer and space for washing machine.

White subway tiles, white cabinets and drawers make the space feel clean light and airy with window overlooking the rear garden.

Dining area with integrated storage and shelves, upvc door to rear garden. Double radiator and ceiling light fitting.

Landing

7'0" x 5'6"

Bedroom 1

11'9" x 8'4"

Radiator, pendant light and window overlooking the front aspect of the property.

Bedroom 2

10'4" x 9'0"

Radiator, pendant light and window overlooking the rear aspect of the property.

Bedroom 3

8'11" x 6'3"

The smaller of the 3 bedrooms, with the housing location of the combi boiler in a cupboard. Pendant light and window overlooking the front aspect of the property.

Bathroom

5'7" x 5'10"

Clean white bathroom suite with white subway tiles, glass shower screen, electric shower over bath, dark wood integrated basin vanity with mixer tap and wc, extractor fan, window with privacy glass and double radiator.

Rear Garden

A private low maintenance rear garden with lawn and small decked seating area, shed and access to the driveway.

Parking

Off road parking for 2 vehicles on a private driveway.

Services

Mains gas central heating, mains water and drainage, mains electric.

Council Tax Band C

EPC Rating: D

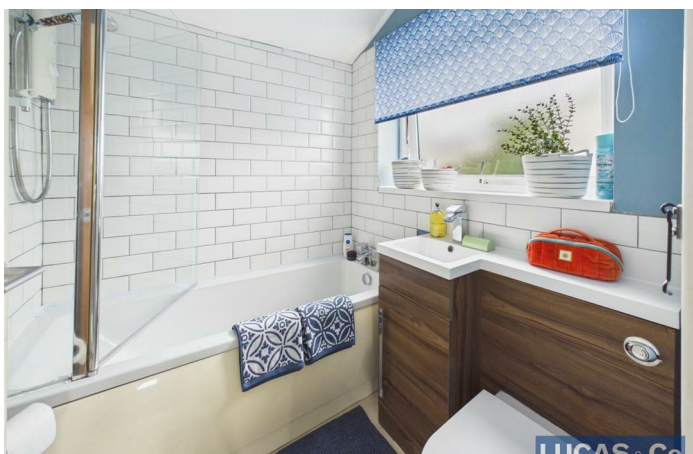
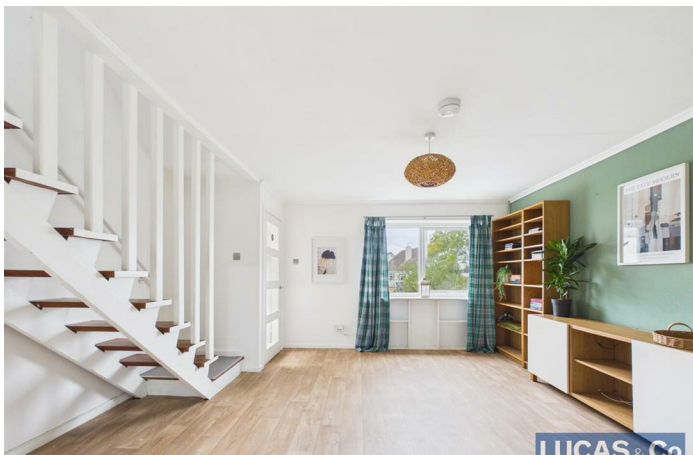
Double glazing throughout.

Loft is insulated.

Location

Lon Y Waen is a popular residential estate in Menai Bridge.

Conveniently located for local schools, amenities, hospital and A55 Expressway.

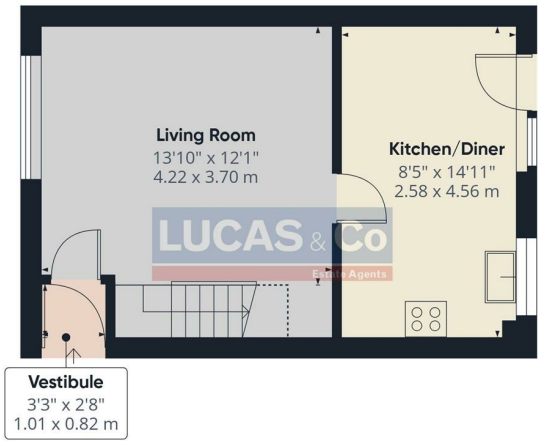


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

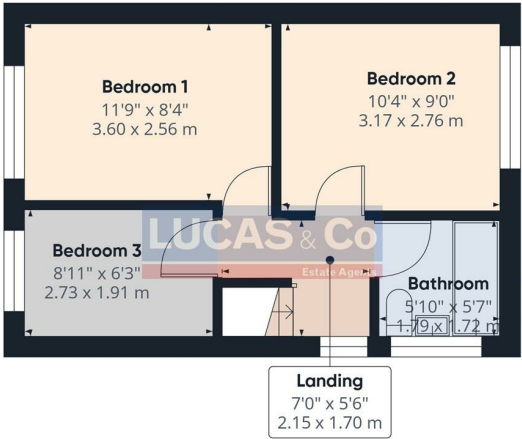
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Local Authority
Council Tax Band C
EPC Rating D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
651 ft²
60.5 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.