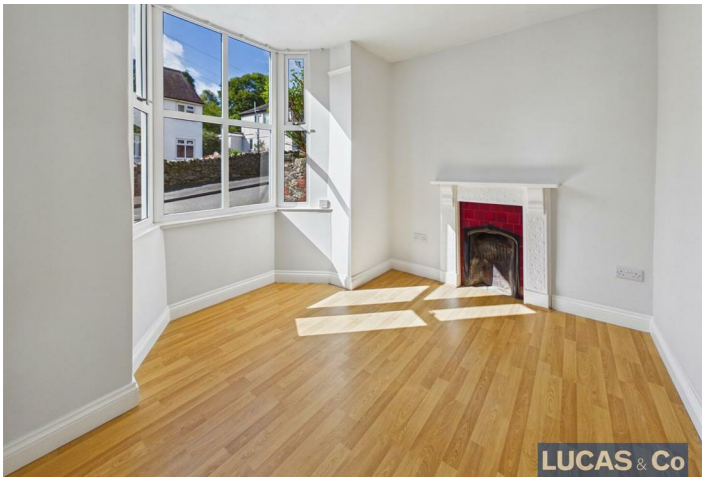
1 Chapel Street

Menai Bridge, LL59 5HW

- 2 Bedroom End of Terrace Stone Built House
- No Onward Chain
- Rear Garden and Side Access
- Located in the Sought After Chapel Street Menai Bridge
- Mains Gas Central Heating & Double Glazing
- Council Tax Band C



2 1 2 E

A 2 Bedroom end terrace property, located in the old part of Menai Bridge, with easy walking to shops, doctors, Waitrose and all the offerings of Menai Bridge including the Menai Strait and Coastal Path. With no onward chain, the property is ready to move into and has been recently redecorated.

Entrance Hallway
10'5" x 3'0"
A bright entrance hallway with quarry tile flooring, doors through to principle rooms of the ground floor and stairs up to the first floor. Double radiator, electrical consumer unit. Pendant light and smoke detector.

Sitting Room/Snug
7'4" x 10'2"
This charming sitting room features a large bay window that floods the space with natural light, highlighting the warm wood-effect flooring and period fireplace with decorative detailing and deep red tiling, creating a cosy focal point. Radiator and pendant light.

Lounge/Diner
11'9" x 11'1"
A second reception room just off the kitchen with window overlooking the rear garden. Radiator and pendant light.

Kitchen
8'5" x 7'9"
A compact kitchen with light cabinets and drawers with wood effect laminate worktops. Gas hob and electric oven, stainless steel sink with drainer and swan neck tap. Wall mounted Worcester combi boiler, window and door providing access to the rear garden. Storage cupboard to understairs. Radiator, smoke detector and pendant light.

First Floor Landing
10'1" x 2'4"
With loft hatch access.

Bedroom 1
9'4" x 13'11"
A double bedroom with window overlooking the front aspect of the property. Double radiator and pendant light.

Bedroom 2
10'2" x 8'9"
The second bedroom over looks the rear aspect of the property, also a double room, with radiator and pendant light.

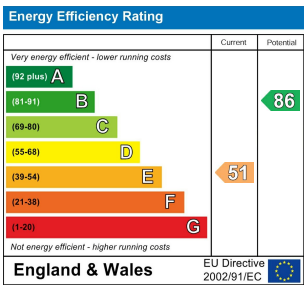
Bathroom
8'5" x 7'9"
A spacious bathroom with classic white suite comprising bath, separate shower cubicle with electric shower, pedestal basin and WC. Light wood effect laminate flooring and white tiles. Window to side elevation provides light and ventilation. Radiator and wall light.

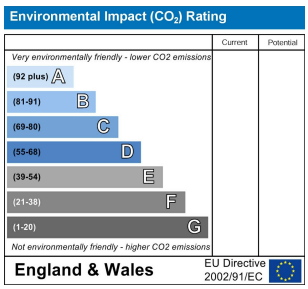
Utility Room
3'0" x 4'11"
An external stone outhouse utility room accessed from the garden with plumbing and electric power outlet and light.

Rear Garden
The garden can be accessed either by the side gate to the front of the property or from the side door in the kitchen. Established trees and shrubs with slate chippings and pathway with grassy areas offers a quiet outside space

Services
Mains gas central heating, mains water and drainage, mains electric.
Council tax band C

Location
Chapel Street is a very popular and sought after location of Menai Bridge, with easy walking to shops, doctors, Waitrose and all the offerings of Menai Bridge including the Menai Strait and Coastal Path. Just under 2 minutes to cross over on to the mainland by car and under 5 minutes to the A55 Expressway. Very convenient for local Primary and Secondary schools as well as Bangor University and Hospital.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
51
86
England & Wales
EU Directive 2002/91/EC

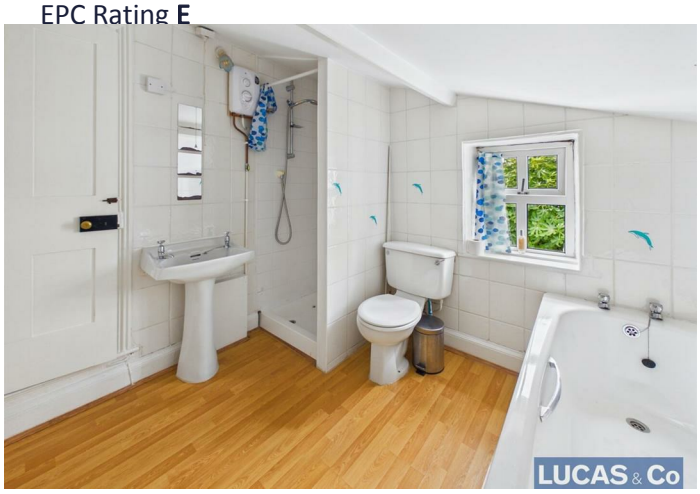

Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

LUCAS & Co

GLASFRYN
LUCAS & Co

LUCAS & Co

Local Authority Isle of Anglesey
Council Tax Band **C**
EPC Rating **E**



Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

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.