

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



Water's Reach, Glyn Garth, Menai Bridge, LL59 5PE **£550 Per Calendar Month**

An extensively modernised three storey apartment, located in a very prestigious position, very close to the waterfront and public slipway, with panoramic views to the Menai Straits and the mountains on mainland beyond. The apartment is finished to a high standard having been re-wired and re-plumbed with new gas central heating and new modern fittings in kitchen and bathrooms.

The apartment comprises entrance hall, open plan kitchen and living room, two bedrooms, both being en-suite, separate wc and utility area. Epc band D.

Fees: There are no administration fees for the tenancy. All tenants will be credit checked at a cost of £30 per person.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.
All prices quoted are subject to Owner's acceptance and to the property being unsold.

Water's Reach, Glyn Garth, Menai Bridge, LL59 5PE

An extensively modernised three storey apartment, located in a very prestigious position, very close to the waterfront and public slipway, with panoramic views to the Menai Straits and the mountains on mainland beyond. The apartment is finished to a high standard having been re-wired and re-plumbed with new gas central heating and new modern fittings in kitchen and bathrooms.

The apartment comprises entrance hall, open plan kitchen and living room, two bedrooms, both being en-suite, separate wc and utility area.

Waters Reach is a well proportioned three storey apartment, having both front access to the Beaumaris road as well as a rear door onto the small lane which leads down to the Gazelle Hotel and nearby public slipway. The property has, within the last two years, undergone extensive modernisation by the present owners to include re plastering of internal walls, replacement ceilings, rewiring to include a smoke alarm system and re-plumbing, which included the provision of a new gas fired central heating system. In addition, the kitchen has been renewed to include fitted appliances, whilst both bedrooms have newly installed bathroom facilities. The main feature is the fine views to the rear over the Menai Straits towards the Carneddau Mountains on the Mainland.

Glyn Garth is regarded as one of the most prestigious and sought after locations on the North Wales coastline, being one and a half miles equidistant to the historic towns of Beaumaris and Menai Bridge, both of which have an interesting array of shops, cafes and restaurants, whilst the University City of Bangor is three miles away, and is the main employment centre for North West Wales.

Ground Floor

Entrance Hall

Having a Carolina hardwood front door, fitted cupboard, radiator, arched fixed window

Bedroom 1

4.2 x 2.9 (13'9" x 9'6")

With inset ceiling lights and two wall lights, fitted cupboard housing gas fired combination central heating boiler, radiator. Newly installed en-suite bathroom comprising mini bath with electric shower over, wash hand basin, wc, fully tiled walls, inset ceiling lights, radiator.

Lower Ground Floor

Open Plan Living Room & Kitchen

Living Area

3.8 x 3.65 (12'6" x 12'0")

Having a large double glazed window to take full advantage of the panoramic views over the Straits and mountains. Inset ceiling lights and three wall lights, radiator.

Kitchen

11.2 x 7.2 (36'9" x 23'7")

Having a newly installed range of base and wall cupboards in white laminate with contrasting granite effect work surfaces to include single drainer stainless steel sink unit, integrated Hotpoint ceramic hob, and eye level Creda oven and grill, Siemens dishwasher, fridge and separate freezer. Inset ceiling lights and radiator.

Inner Lobby

Giving access to:-

Cloakroom

With wc & wash hand basin.

Utility Area

Being fully tiled and plumbed for washing machine, extractor unit.

Basement Floor

Bedroom 2

3.356 x 3.3 (11'0" x 10'10")

With an arched double glazed window giving fine sea and mountain views, door to rear lane. Inset ceiling lights, two wall lights, radiator, ceiling beams and fitted wardrobe with further storage.

Ensuite Shower Room

With newly fitted suite comprising of fully tiled shower cubicle, wc, wash hand basin with mirror and lighting over, fully tiled walls.

Services

All mains services connected.

Directions

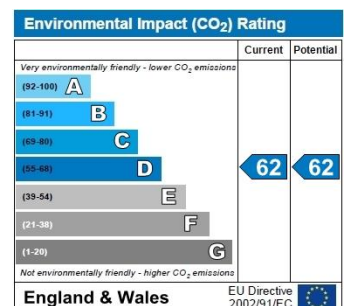
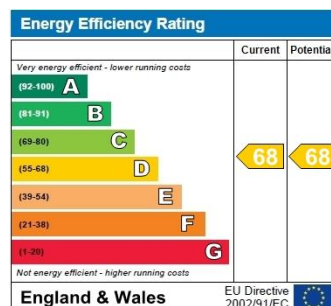
Waters Reach is approximately mid way between Menai Bridge and Beaumaris, with public parking available on a spacious lay by positioned between the to entrances to the Gazelle.

EPC Band

D

Fees

Fees: There are no administration fees for the tenancy. All tenants will be credit checked at a cost of £35 per person.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

