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**23 Maes Yr Hafod, Menai Bridge, Anglesey LL59 5NB • £290,000**

*A spacious Detached Family Home in a popular residential location.*

- Spacious Detached Family Home
- 3 Large Bedrooms
- Very Generous Size Lounge/Diner
- Fully Fitted Kitchen
- Family Bathroom
- Well Presented & Maintained
- Well Kept Garden With A View Of Snowdonia
- Attached Single Garage & Off Road Parking
- Sought After Residential Neighbourhood
- Gas Central Heating & uPVC Double Glazing



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156 High Street, Bangor, Gwynedd LL57 1NU



## 23 Maes Yr Hafod, Menai Bridge, Anglesey LL59 5NB North Wales



**Description:** Set in a quiet residential location in the highly sought after village of Menai Bridge is this Large, 3 Bedroom, family home. In need of a touch of updating this generous size, non traditional layout, house offers a great deal of space for all the family. With the main living area on the first floor, to make full use of the beautiful view of Snowdonia, this well proportioned home has lots of potential for upgrading. The spacious accommodation features a welcoming Hallway with a very generous size Lounge to the side. Here you will find a light and airy room featuring a real flame gas fire with a wood surround and a large picture window that frames a panoramic view across Menai Bridge with Snowdonia in the distance. Off the Lounge is a spacious Kitchen that is fully fitted with wood base and wall units, topped with a cream coloured, stone effect work surface. The Kitchen is equipped with an electric, eye level, double oven and an electric hob with an extractor fan above. Off the hallway is the fully tiled family Bathroom, in need of a degree of updating, this good size room has a pink coloured bath suite with an over bath shower. Completing the first floor is separate dining room that's just off the Lounge. Downstairs, on the ground floor are 3 Bedrooms made up of, 2 Double Bedrooms and a smaller Single Bedroom, all have large windows and a view of the rear garden. The property has a gas Central Heating system and uPVC Double Glazing throughout. We highly recommended you book a viewing soon to fully appreciate this spacious family home.

**Location:** Menai Bridge is a bustling town situated on the edge of the Menai Strait. The town is famous for its suspension bridge built by Thomas Telford. Menai Bridge has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main high street has many traditional and attractive shop frontages, home to many independent outlets making it a great place to shop. Recently Menai Bridge has become a fashionable eating location with numerous high quality restaurants available for you to be tempted by. The town also has a 'waitrose' supermarket. The A55 is nearby which allows easy access to the city of Bangor and the surrounding coastal towns. Anglesey has so much to offer including fabulous beaches, sailing and water sports and the recently completed coastal walk with over 120 miles of breathtaking coastline.

### Hallway

**Lounge:** 28' 3" x 11' 8" (8.62m x 3.57m)

**Dining Room:** 11' 1" x 8' 4" (3.40m x 2.56m)

**Kitchen:** 12' 8" x 10' 7" (3.88m x 3.25m)

**Bathroom:** 6' 6" x 6' 2" (2.00m x 1.90m)

### Stairs To Basement Level

**Bedroom 1:** 12' 8" x 10' 7" (3.88m x 3.25m)

**Bedroom 2:** 11' 8" x 10' 1" (3.57m x 3.08m) max



BASEMENT LEVEL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)  
GROUND FLOOR APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1474 SQ.FT. (137.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

**Bedroom 3:** 11' 5" x 8' 4" (3.48m x 2.56m)

**Storage:** 12' 2" x 11' 8" (3.72m x 3.57m)

**Outside:** At the front of the property is a small well-kept lawn with flower borders and well established shrubs and bushes to the side. A concrete driveway provides off road parking and access to the Single Garage. To the side are a flight of steps that lead down to the rear garden, where you will find a sheltered lawn area with a sunken greenhouse.

**Garage:** 18' 3" x 8' 4" (5.58m x 2.56m)

## Energy Performance Certificate



23, Maes yr Hafod, MENAI BRIDGE, LL59 5NB  
Dwelling type: Detached house  
Date of assessment: 05 July 2018  
Date of certificate: 06 July 2018  
Reference number: 0751-2895-7232-9008-8791  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 116 m<sup>2</sup>

### Use this document to:

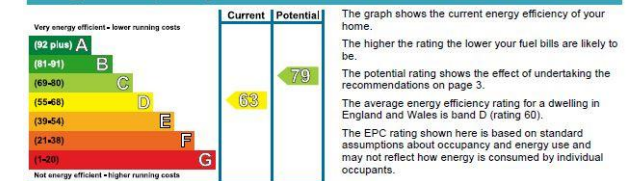
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,057
Over 3 years you could save	£ 705

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 222 over 3 years	
Heating	£ 2,181 over 3 years	£ 1,866 over 3 years	
Hot Water	£ 576 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 3,057</b>	<b>£ 2,352</b>	<b>You could save £ 705 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 147
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 156
3 Low energy lighting for all fixed outlets	£25	£ 69

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 4234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### Directions

From our Menai Bridge office proceed to the roundabout at the entrance to the suspension bridge and take the second exit passing the Waitrose supermarket. At the next roundabout take the second exit up the hill. Pass the secondary school and then turn right into Maes yr Hafod. Follow the road around and number 23 will be on your left.

### Services

We are informed by the seller this property benefits from mains Water, Gas, Electricity and Drainage.

### Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

### Tenure

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

### Viewing by Appointment

Tel: 01248 371212

Email: [bangor@dafyddhardy.co.uk](mailto:bangor@dafyddhardy.co.uk)



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