



## **The Old Coach House, Glyn Garth, Menai Bridge, LL59 5PA Offers In The Region Of £525,000**

An impressive detached residence offering immense potential. This is an ideal investment property with the main 2 bedroom residence situated on the first floor accompanied by 3 self-contained units on the ground floor. The property overlooks the Menai Straits and the Snowdonia Mountain range, and is located in the popular area of Glyn Garth, Menai Bridge.



### Directions

From Menai Bridge proceed along the A545 towards Beaumaris passing the Plas Rhianfa on your right hand side continue and The Old Coach House can be found on your left hand side before the block of apartments.

### Accommodation

#### Main Residence

#### Staircase to First Floor

#### Front Entrance Door into:-

#### Kitchen

17'8" max x 17'7" (5.38m max x 5.36m)

#### Lounge/Dining Area

27'9" x 17'2" (8.46m x 5.23m)

#### Master Bedroom

21'2" x 15'1" (6.45m x 4.60m)

#### En-Suite

7'4" x 3'1" (2.24m x 0.94m)

#### Bedroom 2

11'1" x 8'6" (3.38m x 2.59m)

#### Bathroom

10'9" x 7'7" (3.28m x 2.31m)

#### Second Floor

#### Attic Space and access onto Roof Top

#### Annexe 1

#### Lounge

12'3" x 16'4" (3.73m x 4.98m)

#### Bedroom 1

10'9" x 6'4" (3.28m x 1.93m)

#### Shower Room

10'3" x 5'2" (3.12m x 1.57m)

#### Annexe 2

#### Open Plan Kitchen/Sitting Area

23'1" x 16'8" (7.04m x 5.08m)

#### Bedroom

12'3" x 8'2" (3.73m x 2.49m)

### Shower Room

8'2" x 12'3" (2.49m x 3.73m)

### Utility

### Annexe 3

#### Open Plan Living/Kitchen/Bedroom Area

21'0" x 15'4" (6.40m x 4.67m)

#### Shower Room

7'2" x 4'6" (2.18m x 1.37m)

### Outside

The property is accompanied by some 0.25 acres of woodland which overlooks the Menai Straits and the Snowdonia Mountain Range. The property has a large parking area to the front.

### Rights of Way & Easements

The property is offered for sale subject to and with the benefit of all rights, either public or private, wayleaves, easements or other rights, whether specifically referred to or not.

### Services

Mains electricity, water and drainage. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

### Council Tax

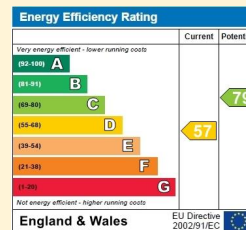
We understand from our verbal enquiries to the local authority that the property is in Band "E" and the amount payable for 2020/2021 is approx £1,983.30.

### Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed).

### Viewing

Contact the agents - STRICTLY by appointment only. Please make sure that you have watched the video viewing prior to making an appointment.



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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