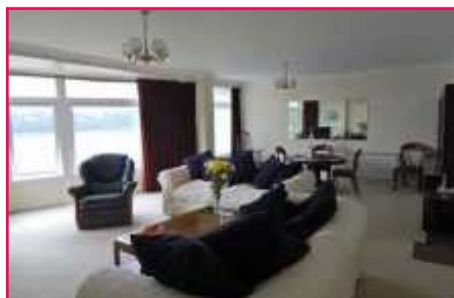


Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP  
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



### **3 Glyn Garth Court, Glyn Garth, Menai Bridge, LL59 5PB** **£239,950**

A very well appointed and modernised three bedroom apartment, located on the first floor of this prestigious development, enjoying truly panoramic Southerly views over the Menai Strait towards the Snowdonia mountains. The property has been upgraded to include pvc double glazed window and balcony door, as well as a recent economical electric radiator heating system. The apartment also includes a parking space in the basement garage, and is considered convenient for Menai Bridge, Bangor and Beaumaris.



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.

# 3 Glyn Garth Court, Glyn Garth, Menai Bridge, LL59 5PB

## Entrance Hall

With electric radiator, cupboard.

## Shower Room

1.91 x 1.81 max (6'3" x 5'11" max)

Comprising of an extended tiled shower with electric shower control. Wc, wash hand basin with mirror over, electric towel radiator.

## Lounge/Dining Room

7.20 x 4.62 (23'7" x 15'2")

With a large pvc double glazed bay window with further side window to give truly panoramic sea and mountain views. Two electric radiators, tv connection, cornice ceiling with two pendant light, answer phone.

## Kitchen

2.93 x 2.75 (9'7" x 9'0")

With an extensive range of modern style base and wall kitchen units with a dark wood finish, and with worktop surfaces and fully tiled walls. Franke one and a half bowl stainless steel sink unit under two rear aspect double glazed windows. Electric cooker recess with extractor hood over, recess for a dishwasher and washing machine and space for a fridge/freezer.

## Inner Hall

With answer phone.

## Bedroom 1

4.05 x 3.31 (13'3" x 10'10")

With a fitted double wardrobe with art mirror front and side shelving, panoramic sea and mountain views.

## Bedroom 2

4.15 x 3.14 (13'7" x 10'4")

With full length wardrobes to one wall with storage over, large window giving panoramic views and with pvc double glazed door to Balcony with terrazzo tiled floor, pvc glazed surround.

## Bedroom 3

4.10 x 4.06 (13'5" x 13'4")

Again with two double wardrobes to one wall with part mirror front, electric radiator.

## Bathroom

3.06 x 2.03 (10'0" x 6'8")

With a suite in pale blue with tiled matching walls and comprising of a steel panelled bath with electric shower over, wc, wash hand basin, wall cabinet, electric radiator, spacious airing cupboard with shelving.

## Services

All mains services (no gas).

## Tenure

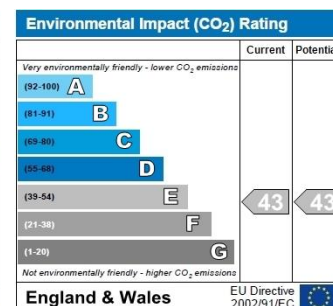
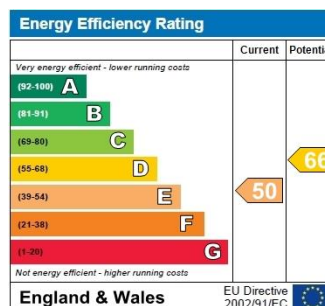
Leasehold

## Council Tax Band

Band F

## Energy Performance Rating

Band E



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.

