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7 Glyn Garth Court, Glyn Garth, Menai Bridge, LL59 5PB
Guide Price £235,000

A superbly positioned three bedroom apartment, enjoying panoramic sea and mountains views from the Great Orme to the East as far as the Menai suspension bridge to the West. Located on the favoured third floor of this prestigious development, Glyn Garth Court is convenient to both Menai Bridge and Beaumaris and is a popular purchase. Flat 7 provides three bedroom accommodation, together with a large living/dining room, kitchen and with a bathroom and shower room. Some aspect of the apartment are in need of modernisation.



MISREPRESENTATION ACT 1967

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All prices quoted are subject to Owner's acceptance and to the property being unsold.

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Entrance Hall

3.06 x 1.93 (10'0" x 6'4")

With telephone point.

Cloak/Shower Room

1.90 x 1.83 (6'3" x 6'0")

With a corner shower cubicle with tiled surround and Mira electric shower unit. Wash hand basin set in a vanity unit with a very large wall mirror over, wc, heated towel rail.

Lounge/Dining Room

7.19 x 4.80 (23'7" x 15'9")

Having a full length glazed frontage to frame the truly panoramic view over the Menai Strait to Bangor Pier, all under the backdrop of the Snowdonia mountain range. This view extends from the Great Orme to the East to the Menai suspension bridge to the West. False fireplace surround with marble effect hearth being a centre piece of the living area.

Kitchen

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

With an older range of base and wall units to include a double drainer stainless steel sink unit under a rear aspect window. Space and plumbing for a washing machine, electric cooker point, fully tiled walls.

Master Bedroom

4.15 x 3.19 (13'7" x 10'6")

With full length frontage to frame the panoramic sea and mountain views, and with door to a:

Balcony

With terrazzo tiled floor, full length fitted wardrobes.

Bedroom 2

4.10 x 4.08 max (13'5" x 13'5" max)

Again with an extensive range of fitted wardrobes, rear aspect window. Wash hand basin with splashback.

Bathroom

3.07 x 2.02 (10'1" x 6'8")

With the original suite in primrose yellow, comprising of a panelled bath with mixer tap attachment, wash hand basin, wc, fully tiled walls to match, store cupboard and airing cupboard.

Bedroom 3

3.45 x 3.31 (11'4" x 10'10")

With fully glazed frontage to frame the outstanding view of the sea to Bangor Pier and mountains. Fitted wardrobe.

Outside

A private access serving the development, gives open guest and owner parking to the rear. The drive continues into the Basement with a private space allocated for this flat.

The gardens are communal, being maintained as part of the quarterly service charges.

Services

All mains (no gas).

Leasehold

999 years from 1966

Annual Charges

£2,060 per annum payable on a half yearly basis (2014/2015),

£10.00 per annum, ground rent.

Council Tax Band

Band F

Energy Performance Certificate

Epc Band

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