



The Old Coach House
Glyngarth
Menai Bridge
Anglesey
LL59 5PA

Offers in Excess of £482,000

bettermove

Menai Bridge

Bettermove are proud to present this impressive 6 bedroom house split into four self contained units in Glyngarth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available. The council tax band is E.

The interior of this beautifully presented property is currently split into four separate living units with 3 separate units to the ground floor and a separate family unit on the first floor of the property. The ground floor offers 3 one bedroom apartments which can provide a variety of uses for additional income from either AirBnB, or assured shorthold tenancies.

Located in the popular area of Glyngarth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs in Llandegfan village. Excellent transport connections can be found from Llanfairpwll Train Station, the A55 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total area: approx. 45.7 sq. metres (491.7 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Apt 1 The Old Coach House, Glynarth



Total area: approx. 47.3 sq. metres (509.0 sq. feet)

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Apt 2 The Old Coach House, Glynarth

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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