



9 Bron Fedw Menai Bridge LL59 5BS  
 Freehold End Terrace  
 NEW PRICE £203,500

- Well Appointed & Fully Modernised End Terrace House Ready To Move Into With Added Benefit Of No Onward Chain
- 3 Bedrooms/2 Bathrooms/1 Reception
- New Kitchen & Utility Room, New Bathrooms, Fully Rewired
- Part Re Plumbed, New Floor Coverings & Re Decorated Throughout
- Boasts Glimpses Of The Menai Strait & Mountains From The Upper South Facing Windows
- Off Road Parking To The Side For Two Vehicles Along With A Rear Yard And Storage Building
- South Facing Tiered Gardens To the Rear
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

A Well Appointed & Fully Modernised End Terrace House Ready To Move Into Located On The Very Popular & Sought After Mount Street In The Town Of Menai Bridge. The Property Has Undergone A Full Makeover With New Kitchen & Utility Room, New Bathrooms, Fully Rewired, Part Re Plumbed, New Floor Coverings & Re Decorated Throughout. The Property Boasts Glimpses Of The Menai Strait & Mountains From The Upper South Facing Windows & Comes With Off Road Parking To The Side For Two Vehicles Along With A Rear Yard And Storage Building Together With South Facing Tiered Gardens To the Rear. The Property Is Only A Short Walk From The Centre Of Menai Bridge Accessed Via A Pathway Close By That Leads Onto Cadnant Road, With Its Local Shops, Including A Waitrose And An Excellent Selection Of Restaurants And Cafés.

The accommodation which benefits from gas central heating and double glazing and briefly comprises front door into entrance hallway with stairs to first floor landing, frosted window to side aspect, door off into the lounge with electric fire, alcove with recessed light, picture window to front aspect, door through into the kitchen/diner with newly fitted kitchen with base and wall storage cupboards with complementary work surface, one and a half bowl sink with mixer tap, Integrated built under fridge, built under electric oven with ceramic hob with clear splash back and extractor over, built in storage cupboard, low maintenance flooring, recessed lighting, two windows to rear aspect, door off into newly installed ground floor shower room briefly comprising contemporary shower cubicle with electric shower and low maintenance cladding, low flush Wc, fitted vanity sink with mixer tap, and storage under, frosted window to side and low maintenance flooring.

Continuing off the kitchen/diner is a glazed door into the rear hallway with ceramic tiled flooring, door to rear yard and gardens, door through into the newly fitted utility room briefly comprising base and wall storage cupboards with complementary work surfaces, space for free standing washer and dryer, space for tall fridge/freezer, low maintenance floor covering, extractor fan, frosted window to rear aspect

The first floor briefly comprises a light and airy landing with access to loft space, frosted window to side aspect, door leading off into bedroom 1 with window to front aspect boasting views of the Menai strait and mountains, bedroom 2 with window to rear aspect overlooking the tiered gardens, bedroom 3 with window to front aspect boasting views of the Menai strait and mountains and completing the internal accommodation is the newly installed bathroom suite briefly comprising panelled bath with mains shower and glass screen, pedestal wash hand basin, low flush Wc, slimline heated towel rail, low maintenance floor covering and frosted window to rear aspect.

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### Externally

Off road parking to the side for two vehicles with path leading to the rear with a useful linked storage building and rear yard for refuse and recycling bins. Steps then lead up to tiered gardens with five levels which are mainly laid to lawn with two at the top having concrete bases suitable for table and chairs, planters/tubs and a garden shed and also boasting glimpses of the Menai Straits and views towards the Snowdonia mountain range.

### Location

The property is only a short walk from the centre of Menai Bridge accessed via a pathway close by that leads onto Cadnant road, with its local shops, including a Waitrose and an excellent selection of restaurants and cafés. Secondary schools David Hughes, Friars and St Gerard's private school, as well as three primary schools and Trefos Prep School and Nursery are within easy reach of the property. The university town of Bangor is under 4 miles away, providing further amenities, including a large selection of shops, supermarkets and leisure facilities. Whilst Anglesey offers a wealth of cultural and leisure opportunities, especially for water sports enthusiasts and the mountains of Snowdonia are very easily accessible. Bangor's mainline station offers fast direct connections to Chester, Cardiff and London. The A55 provides access towards Holyhead and eastwards across North Wales towards Cheshire, Liverpool and Manchester.

### Agents Notes

The property is of mainly brick construction with spar dashed elevations under a pitched slate roof.

Council Tax Band C   £      2024/2025

### Exact Location

what3words ///home.live.anchorman

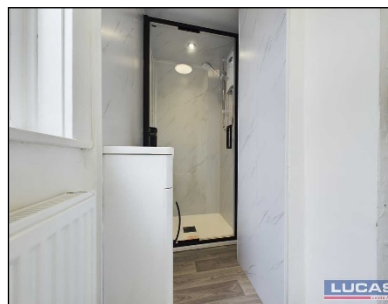
<https://what3words.com/ways-to-use>

**AGENTS NOTES:** If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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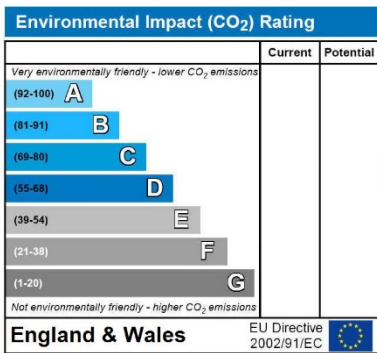
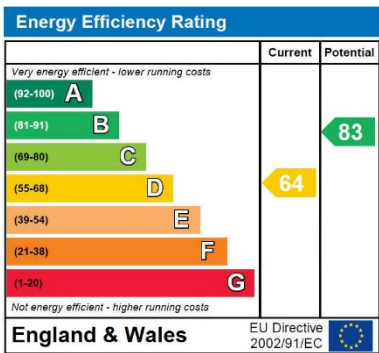
## Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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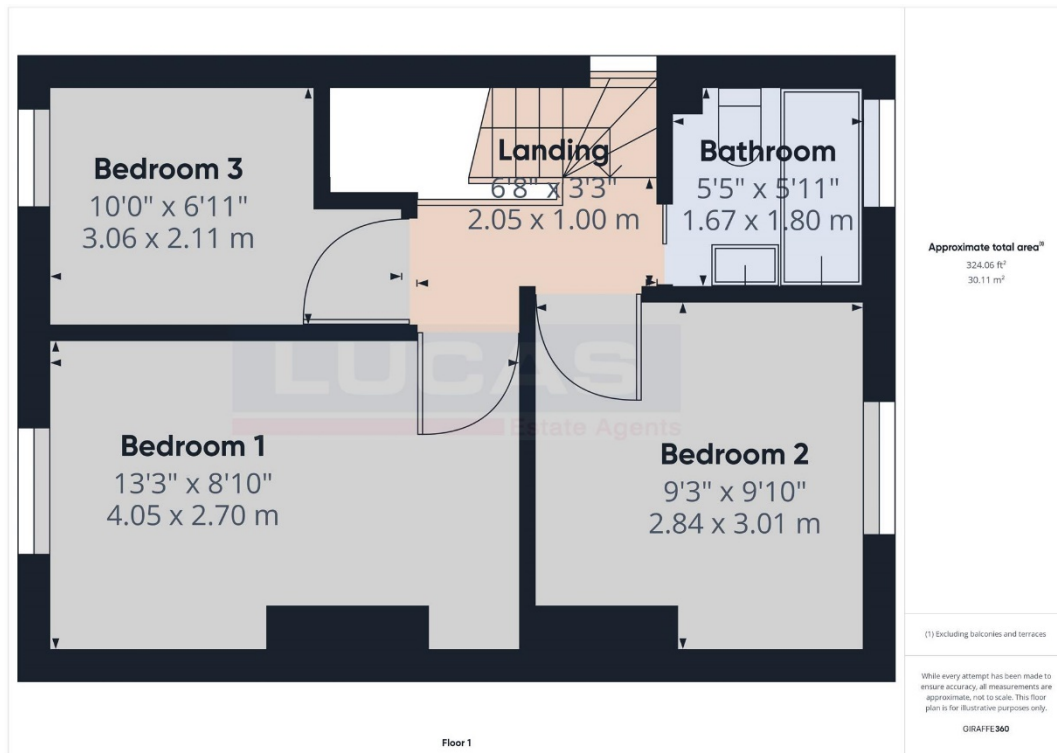


<https://find-energy-certificate.service.gov.uk/energy-certificate/0189-3038-8206-3114-8204>

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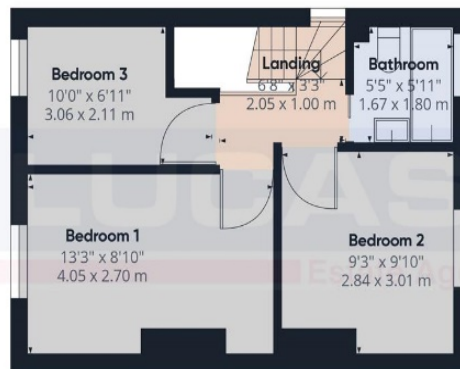
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Ground Floor



Floor 1

Approximate total area<sup>®</sup>

751.18 ft<sup>2</sup>  
69.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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