



29 Trem Eryri Menai Bridge Menai Bridge LL59 5LB  
Freehold End Terrace  
£260,000

- Extremely Spacious & Substantial End Terrace House Set On Above Average Corner Plot
- 4 Bedrooms/2 Receptions/1 Bathroom
- Popular & Sought-After Location Very Convenient For Local Schools & Nearby Convenience Store
- 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/a02324dc793e4543af63ceabdc562527/>
- Snowdonia Mountain Views From 1st Floor
- Ample Off-Road Parking & Double Garage, Generous Lawned Gardens
- Chain Free
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

An Extremely Spacious & Substantial End Terrace House Set On An Above Average Plot With Very Generous Gardens Situated In An Established Residential Setting In The Popular Coastal Town Of Menai Bridge, Being Within Convenient Walking Distance Of The Town's Amenities, Primary And Secondary Schools, Restaurants, Bars And Promenade. Menai Bridge Is Also Within Easy Reach Of The A55 Expressway And The University City of Bangor.

The accommodation benefits from gas central heating and double glazing and briefly comprises entrance vestibule, inner hallway, lounge area with opening into dining area, sun room, breakfast kitchen, rear hallway, store room, separate Wc, rear sun porch, first floor landing with access to loft space, doors leading off into bedroom 1 with built in storage and view to front aspect with distant views of the mountains, bedroom 2 and bedroom 3 with views to rear aspect overlooking gardens, bedroom 4 /office with view to front aspect with distant views of the mountains and completing the internal accommodation is the family bathroom briefly comprising with timber panelled bath with electric shower, low flush Wc, vanity sink base unit with storage cupboards, complementary tiled walls and low maintenance floor covering.

### Externally

Off road parking to front leading to a large, detached garage with dual access, To the front is a low maintenance gravelled area with flagged pathway to front door. To the rear of the property are very generous gardens mainly laid to lawn with mature trees, shrubs and flower beds.

### Location

Menai Bridge is situated alongside the banks of the beautiful Menai Strait close to a natural narrowing where the famous Thomas Telford suspension bridge crosses the waters onto the Isle of Anglesey. This northern section of the strait opens out into the fabulous Hirael Bay leading to the Irish Sea sandwiched between the Snowdonia Mountains to one side and Puffin Island to the other, just off the eastern tip of the island. You'll find the area offers much in the way of convenience being ideally situated for the University City of Bangor which lies just 2 miles distant on the mainland. The town offers numerous traditional style shop frontages and all of your day-to-day requirements are well catered for. The vibrant town is a great place to shop and eat having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris. Menai Bridge has primary and secondary schools and the excellent road links give easy access to all the outlying towns and villages as well as the main A55 expressway.

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Exact Location  
what3words ///outside.parkland.probing

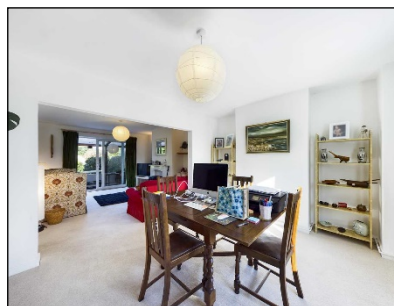
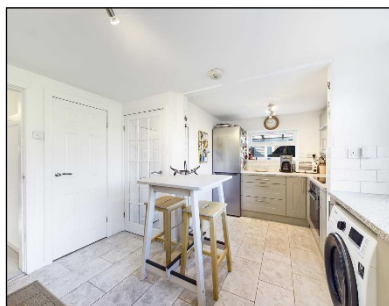
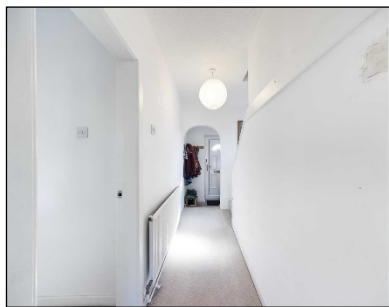
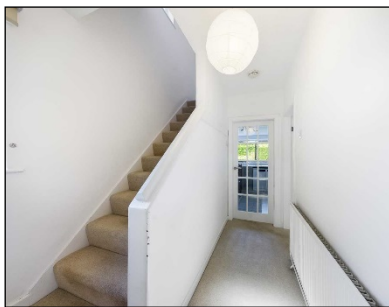
<https://what3words.com/ways-to-use>

Council Tax Band C £1790.32 2024/2025

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.

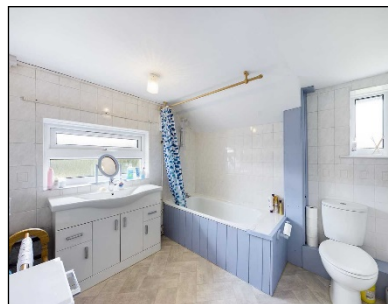
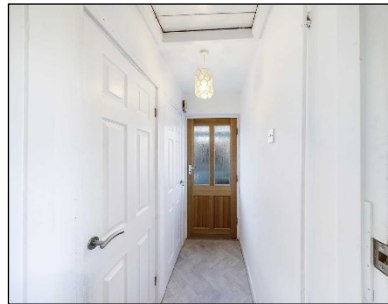
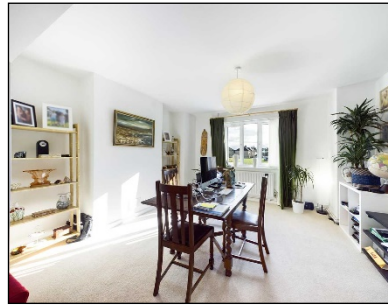
### Note to Customers

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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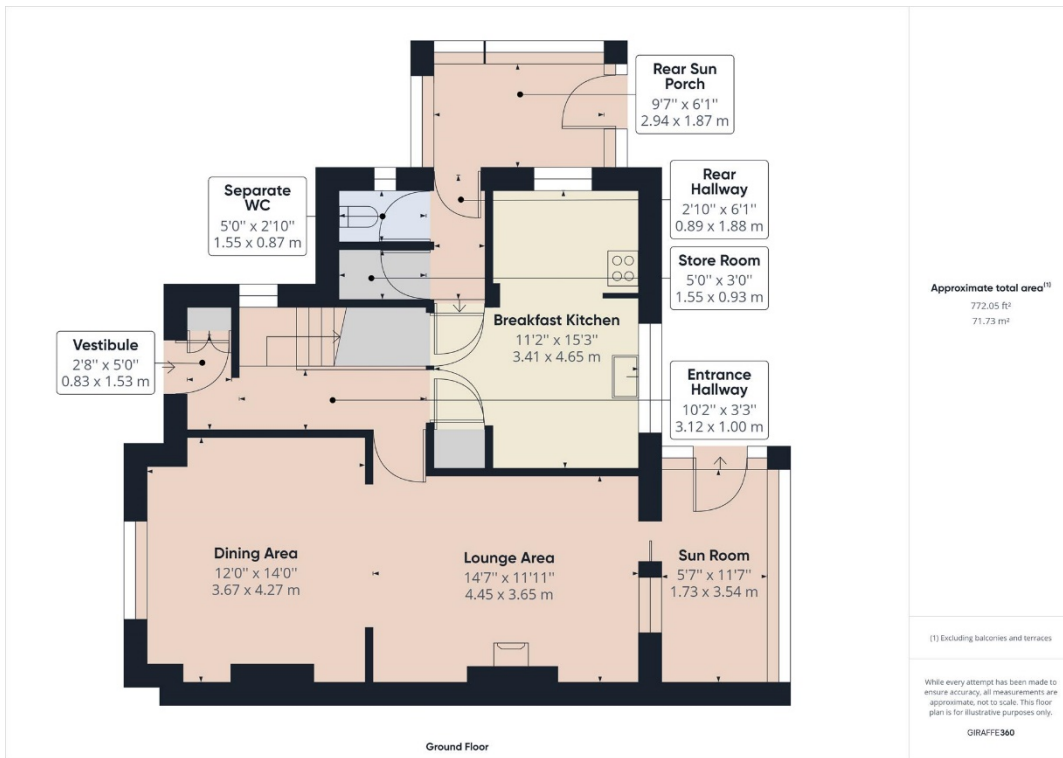


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/1000-1040-0022-8126-1193>



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