



Per Adua 12 Cambria Road Menai Bridge LL59 5HG
Freehold Detached
£299,950

- Fine Double Fronted Detached Victorian Property Nestled Close To The Menai Strait & Telford Suspension Bridge L
- 3/4 Bedrooms/2 Bathrooms/1/2 Receptions
- Lovely Views Of The Menai Strait From The Upper Floor Along With Views Of The Telford Suspension Bridge
- Low Maintenance Patio Garden, Adjoining Outbuilding/Storeroom & On Street Parking
- Chain Free
- Council Tax Band D £2014.11 2024/2025, Broadband Up To 658 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Fine Double Fronted Detached Victorian Property Nestled Close To The Menai Strait & Telford Suspension Bridge Located In The Heart Of The Old Town Of Menai Bridge And Convenient For All Shops, Post Office, Restaurants, Public Houses, Schooling, Waitrose Store And Many Other Amenities. The Property Benefits From A Rear Patio Garden Along With A Useful Adjoining Outbuilding/Storeroom & On Street Parking Is Close To Hand. The Property Boasts Lovely Views Of The Menai Strait From The Upper Floor Along With Views Of The Telford Suspension Bridge To The Rear & Is Well Place For Stunning Walks Along The Menai Strait & Beyond To The Belgian Promenade

The accommodation which benefits from gas central heating and double glazing briefly comprises storm porch with front door into the living room with low maintenance flooring, stairs to first floor ,bay window to front aspect, door off into sitting room/office/bedroom 4 with low maintenance flooring, bay window to front aspect, opening off the living room into a spacious kitchen/diner briefly comprising high gloss base and wall storage cupboards with solid oak work surfaces, one and a half bowl sink with mixer tap, built under double electric oven with induction hob and slimline chimney style extractor over, integrated fridge and freezer, recessed lighting, complementary tiled splash backs and exposed brick wall ,window to rear aspect, low maintenance flooring, dining area briefly comprises a small inglenook fireplace with inset wood burning stove with cupboards and shelving to either side, French doors leading out to the low maintenance rear garden area, recessed lighting and low maintenance flooring.

The first floor comprises a landing with doors leading off into bedroom 1 with bay window offering lovely views of the Menai strait, exposed timber flooring and access to loft space, bedroom 2 with bay window offering lovely views of the Menai strait, exposed timber flooring and access to loft space, bedroom 3 with window to rear aspect offering views of the Telford suspension bridge, main bathroom suite briefly comprising contemporary fittings including a timber moulded panelled bath, low flush Wc, vanity sink unit with storage under, chrome heated towel rail, complementary tiled flooring and walled splash back, recessed lighting and frosted window to rear aspect and completing the internal accommodation is a shower room briefly comprising a glass shower cubicle with mains shower, low flush Wc, wall mounted wash hand basin, heated towel rail, complementary floor and wall tiling, access to loft space and frosted window to rear aspect.

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Externally

There is on street parking close by with a patio garden area to the rear. Adjoining the house is a very useful outbuilding/Storage room with ample space for kayaks/bikes.

Agents Notes

The property is of stone and brick construction under a slate roof. All the windows (including French windows in the kitchen) were replaced in 2021.

LOCATION

It is prudent to point out that the property's location in the town is very well placed & within easy walking distance of a Waitrose store as well as several renowned public houses & restaurants. The stunning walk along Belgium promenade and scenic walks under the Telford Suspension Bridge are a stones' throw away. Viewing is strictly by appointment.

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. In times past it was naturally seen as the place to cross by ferry before the bridge was constructed. This northern section of the strait opens out into a fabulous bay leading to the Irish Sea sandwiched between the Snowdonia mountains to one side and Puffin Island to the other which is just off the eastern tip of the island. You'll find the area offers so much in the way of convenience ideally situated for the University City of Bangor which is only 2 miles away on the mainland.

The town has an interesting mixture of Georgian, Victorian and Edwardian architecture - even the main shopping area has a number of attractive traditional style shop frontages, and all of your day-to-day requirements are well catered for. The town naturally has a sea faring heritage being a popular place to launch and moor sailing vessels with repair facilities also being catered for. Interestingly, the University of Bangor has a large vessel moored here which undertakes expeditions to far flung places. 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 which allows easy access to northern coastal towns, the port of Holyhead and the cities of Chester, Liverpool and Manchester. We think you will find the area to be rather special - there's much to see and do in the area and the scenery, well we're sure you'll fall in love with it!

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Council Tax Band D £2014.11 2024/2025
Broadband Up To 658 Mbps

Exact Location
what3words ///retrain.response.barrel

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

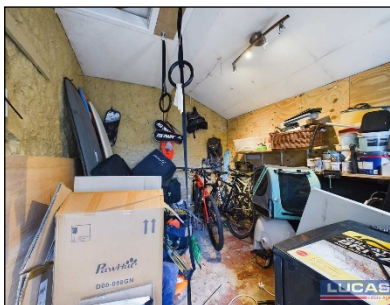
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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.



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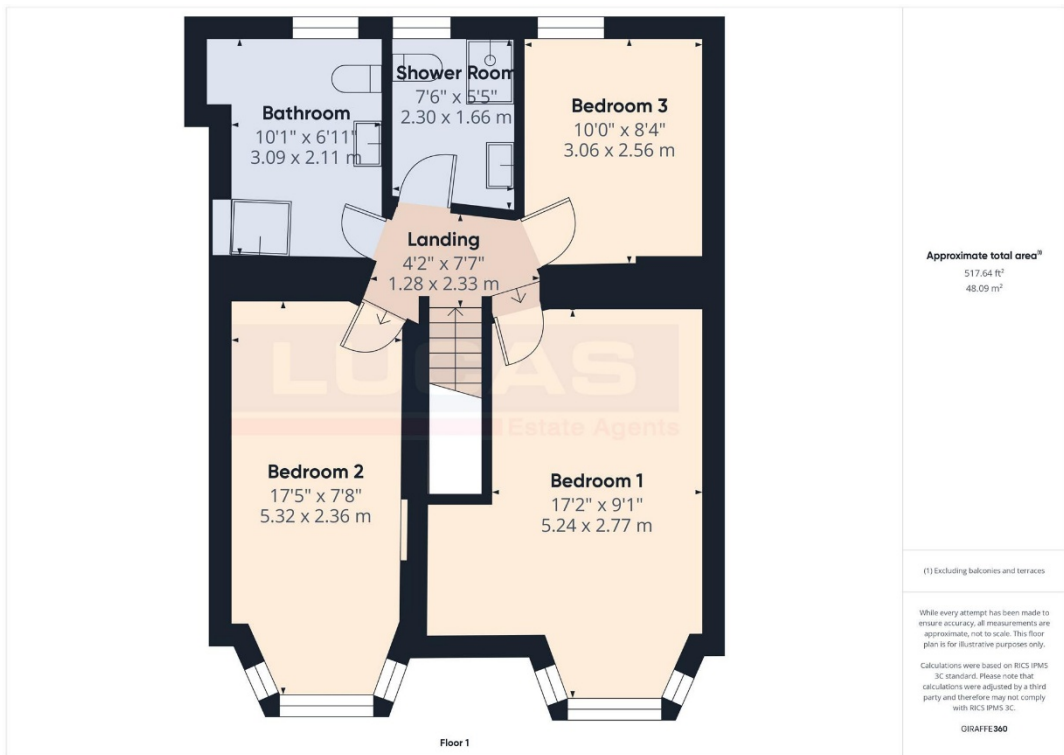
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

<https://find-energy-certificate.service.gov.uk/energy-certificate/8315-7225-3730-1649-9922>



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