



20 Menai Quays Water Street Menai Bridge LL59 5DB  
Leasehold Semi  
£395,000

- Well Appointed 3/4 Bedroom Town House With Low Maintenance Gardens
- 3/4 Bedrooms/2 Bathrooms/1 Reception
- Spacious Open Plan Lounge/Diner/Kitchen With Balcony Terrace
- Stunning Views Of The Menai Strait From Upper Floors
- Easy Walking To Restaurants, Public Houses Along With Stunning Waterfront Walks
- EPC C; Council Tax Band E £2656.39 2025/2026; Broadband Up To 752 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

Set In A Highly Sought After Position On Water Street And Almost Directly Opposite The Slipway Is This Well-Appointed Semi Detached 3/4 Bedroom Town House With Fabulous Views Over The Menai Strait From The First Floor Balcony. The Property Benefits From Two Allocated Parking Spaces At The Rear And Very Low Maintenance Gardens To The Front, Side And Rear. The House Is Within Easy Walking Distance Of All The Towns Numerous Amenities Which Include A Waitrose Store, Many Fine Public Houses & Restaurants Along With A Wealth Of Boutique Shops Along With Bus Services To Towns On The Island Of Anglesey And Across The Strait To The University City Of Bangor. The A55 Expressway Is Only 1/2 Mile Distant With The Telford Suspension Bridge A Short Walk Away.

The accommodation which benefits from gas central heating and double glazing throughout with the principal rooms benefitting from solid oak flooring briefly comprises front door into the entrance hallway with recessed lighting, built in cloaks cupboard, oak flooring, stairs to upper floors and doors leading off into bedroom 2 with recessed lighting, window to front aspect, bedroom 3 with recessed lighting, window to rear aspect, utility room with tall unit housing gas central heating boiler, fitted shelving with work surface under, built in base cupboard, recessed lighting, ceramic tiled flooring and door leading out to flagged rear pathway and off road parking, bathroom briefly comprising panelled bath with mains shower and glass screen, back to the wall Wc, wall mounted wash hand basin with mixer tap, chrome heated towel rail, recessed lighting, complementary floor and wall tiling and frosted window to side aspect.

The first floor comprises a landing with built in cupboard, recessed lighting, oak flooring and doors off into office/bedroom 4 with recessed lighting, oak flooring and window to rear aspect, open plan lounge/dining/kitchen briefly comprising oak flooring, recessed lighting, sliding doors with shutter blinds leading out onto a balcony terrace boasting stunning views of the Menai strain, stairs to upper floor with window to front aspect with shutter blinds and opening into the kitchen area with base and wall storage cupboards with complementary granite work surfaces, integrated sink with mixer tap, built in electric oven with combination microwave oven over, induction hob with glass slimline extractor over, integrated fridge/freezer, integrated dishwasher, recessed lighting, oak flooring and window to rear aspect.

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The second floor comprises a small landing area with door into a vaulted main bedroom en suite with recessed lighting, access to eaves storage, window to rear aspect, window to front aspect boasting stunning views of the Menai strait and door off into an en suite bathroom briefly comprising tiled bath with mixer tap, back to the wall Wc, wall mounted wash hand basin with mixer tap, chrome heated towel rail, complementary floor and wall tiling, recessed lighting and Velux roof light.

#### Externally

The property benefits from two allocated parking spaces at the rear and very low maintenance gardens to the front, side and rear.

#### Location

Menai Bridge is a bustling town situated on the edge of the famous Menai Strait. The main town is home to an interesting mixture of Georgian, Victorian and Edwardian architecture and grew up around the original ferry crossing to and from the mainland, long since replaced by the famous suspension bridge built by Thomas Telford. The town is a popular destination for mooring and has facilities for launching boats. Menai Bridge is a great place to shop having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris. There are schools and excellent road links which provide easy access to the city of Bangor just across the water where you will find a wide range of high street stores and out of town shopping outlets. The A55 allows easy access to the coastal towns with their award-winning beaches and the port of Holyhead.

#### Agents Notes

The property is of standard construction under a slate roof.

The Property Tenure Is Leasehold. 100-year lease from 2009 with 84 years remaining.

Ground Rent £201.54 pa

Maintenance service charge £573 pa.

Council Tax Band E £2656.39 2025/2026

#### Exact Location

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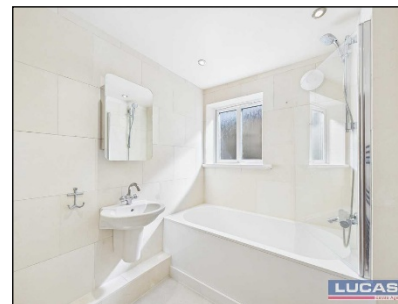
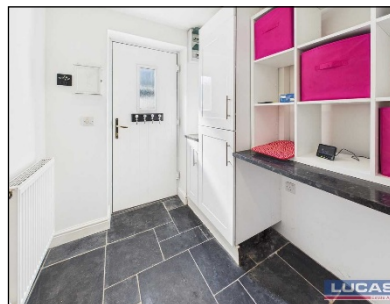
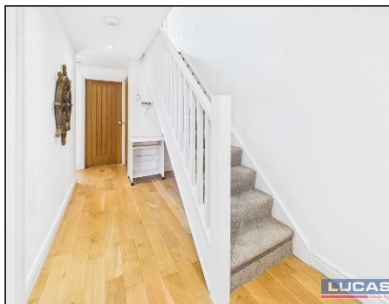
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### Note to Customers

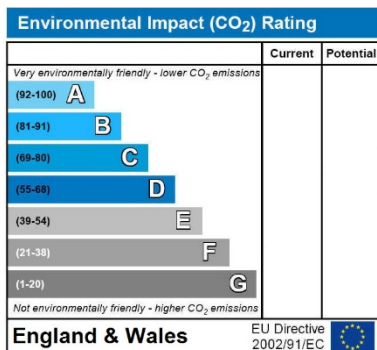
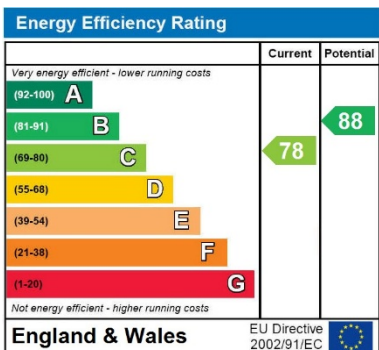
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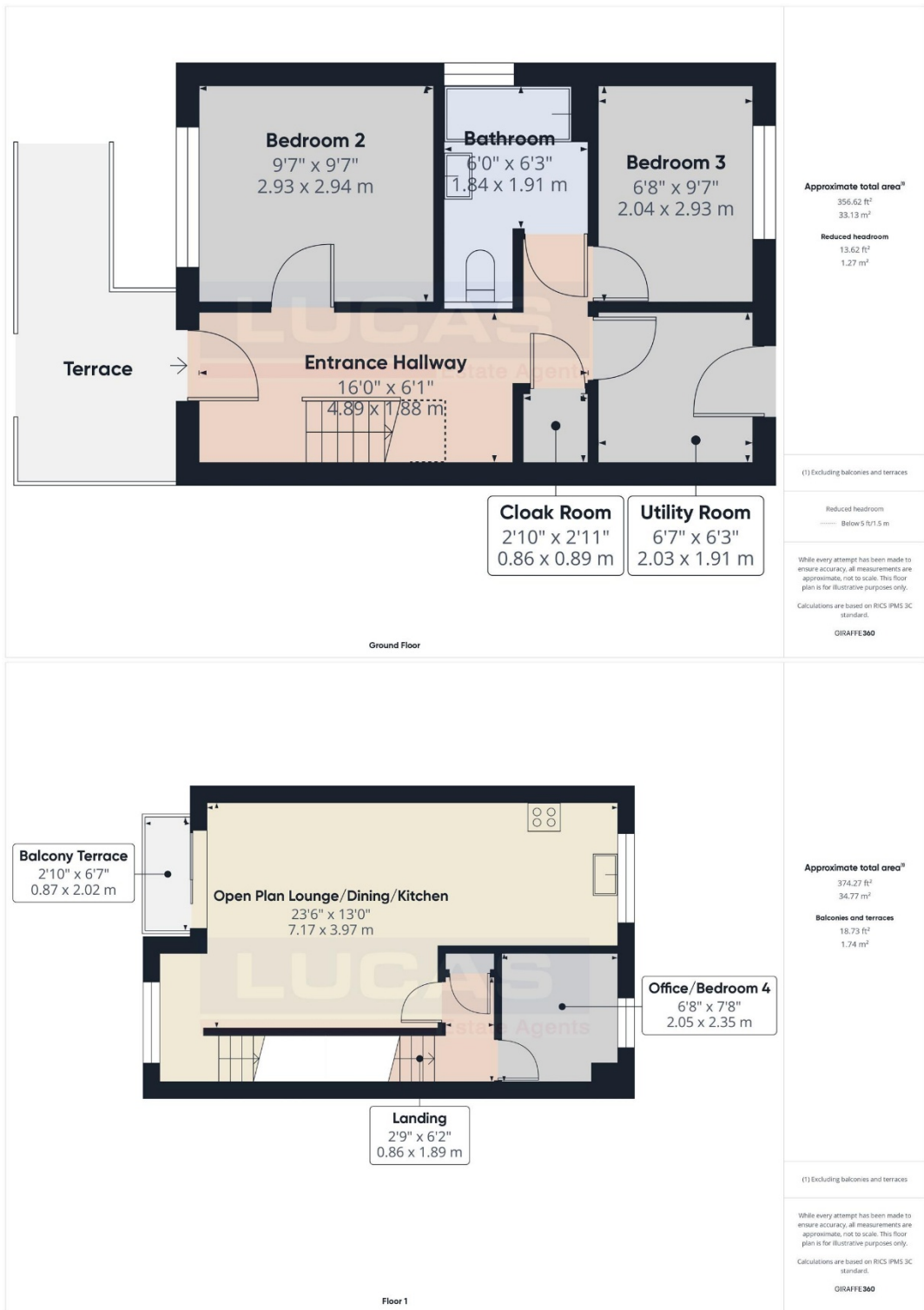


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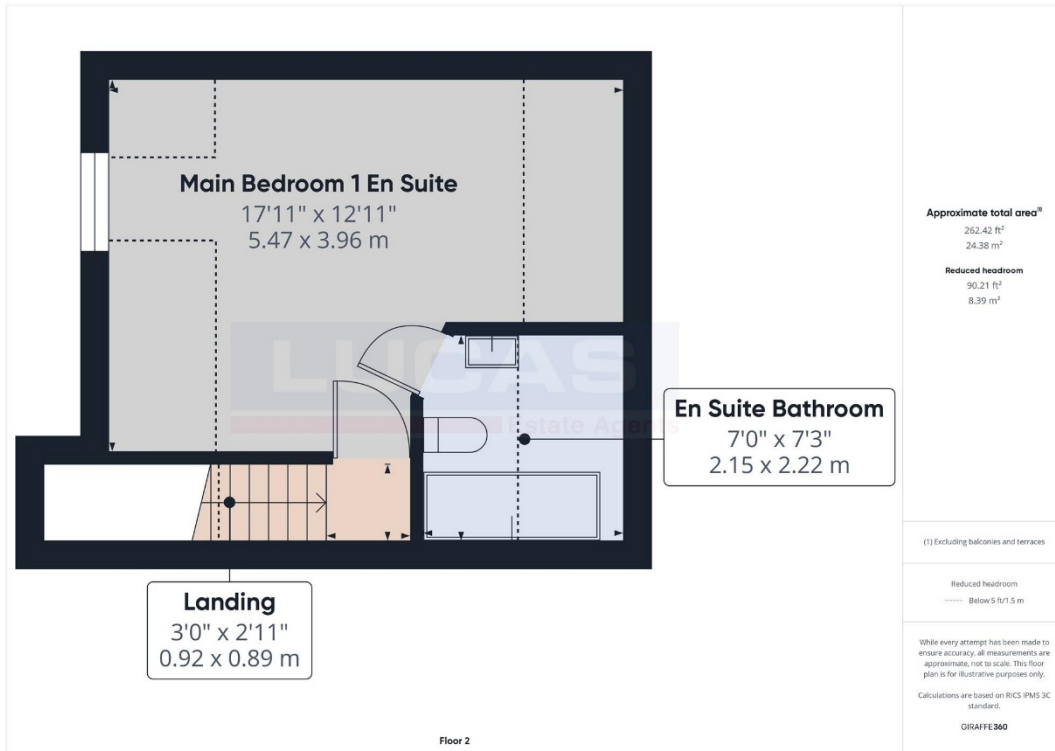


<https://find-energy-certificate.service.gov.uk/energy-certificate/0055-2801-7771-9703-4141>

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