



Flat 3, Wilmar Beach Road Menai Bridge LL59 5HB  
 Freehold Flat/Apartment  
 £199,950

- Well Presented 1 Bedroom Freehold Second Floor Flat Ideally Placed On Beach Road
- 1 Bedroom/1 Bathroom/1 Reception & Attic Room
- Fabulous Views Of The Menai Strait Along With Views Overlooking The Bowling Green
- Panoramic Views Of The Telford Bridge, Bangor Pier & Great Orme In the Distance
- Externally To The Rear Is An Enclosed Courtyard Area With A Right Of Way Access To Flat 3 Via An External Staircase
- Ideal For A Couple, First Time Buyer Or Somebody Thinking Of Downsizing Or Be Equally Suitable As A Holiday Let
- EPC TBC; Council Tax Band A £1448.94 2025/2026; Broadband Up To 703 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Property Summary

A Very Well Presented 1 Bedroom Freehold Second Floor Flat Ideally Placed On Beach Road With Fabulous Views Of The Menai Strait Along With Views Overlooking The Bowling Green, Together With Panoramic Views Of The Telford Bridge, Bangor Pier & Great Orme In the Distance. The Flat Is Very Light & Well Proportioned Throughout With A Open Plan Lounge/Kitchen/Diner, Double Bedroom & Generous Bathroom With The Added Benefit Of A Spacious Attic Room. Externally To The Rear Is An Enclosed Courtyard Area With A Right Of Way Access To Flat 3 Via An External Staircase.

The Flat Would Be Ideal For A Couple, First Time Buyer Or Somebody Thinking Of Downsizing Or Be Equally Suitable As A Holiday Let & Is Extremely Well Placed In The Town For The Numerous Local Amenities Together Within Easy Walking Of The Belgian Promenade, Bowling Green & Slipway To The Menai Strait & Also Benefits From Having No Onward Chain.

The accommodation which benefits from gas central heating and double glazing briefly comprises external staircase onto the second floor balcony with door leading into the entrance hallway with oak flooring, built in cloaks cupboard housing gas central heating boiler, stairs to landing and door off into a spacious bathroom briefly comprising a free standing bath with mixer tap, built in shower cubicle with mains operated shower with complementary tiled splash back, low flush Wc, pedestal wash hand basin with mixer tap, chrome heated towel rail, recessed alcoves, recessed lighting, complementary tiled flooring, extractor fan and frosted window to side aspect.

Continuing off the entrance hall are steps to the landing area with oak flooring, recessed lighting and door through into bedroom 1 with recessed lighting and window to the rear aspect with fine views of the old presbyterian church, opening through into a light a spacious open plan lounge/kitchen/diner with oak flooring throughout, recessed lighting and briefly comprising the kitchen area with base and wall storage cupboards with complementary high gloss work surfaces, single bowl sink with mixer tap, built under electric oven with gas hob and slimline extractor over, built under integrated fridge, integrated washer, lounge/diner area with window to front aspect boasting stunning views over the bowling green, Menai strait together with panoramic views including the Telford bridge, Bangor pier and great Orme in the distance. A Slingsby style ladder leads up to a very useful and spacious attic room with recessed lighting, oak flooring and Velux roof light.

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### Externally

To The Rear Is An Enclosed Courtyard Area With A Right Of Way Access To Flat 3 Via An External Staircase

### 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  
External staircase is shared with Flat 2 Wilmar. who are responsible for 1/2 of the cost of the external staircase. maintenance of down spouts and guttering is shared by all 3 flats.  
Maintenance of roof is shared by all 3 flats. Right of way via Flat 2 Wilmar's rear yard.-Flat 2 owns the enclosed rear yard at the back.

Council Tax Band A £1448.94 2025/2026  
Broadband Up To 703 Mbps

### Exact Location

what3words ///yachting.bulbs.shades

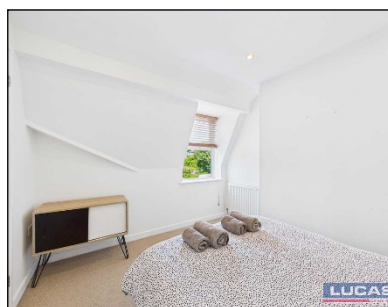
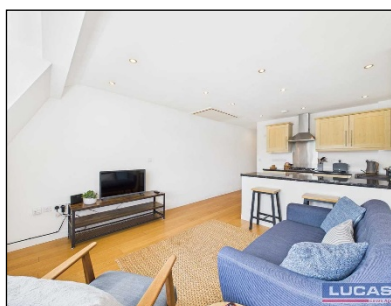
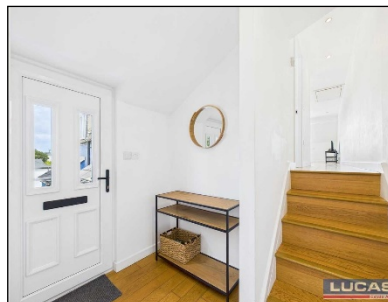
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

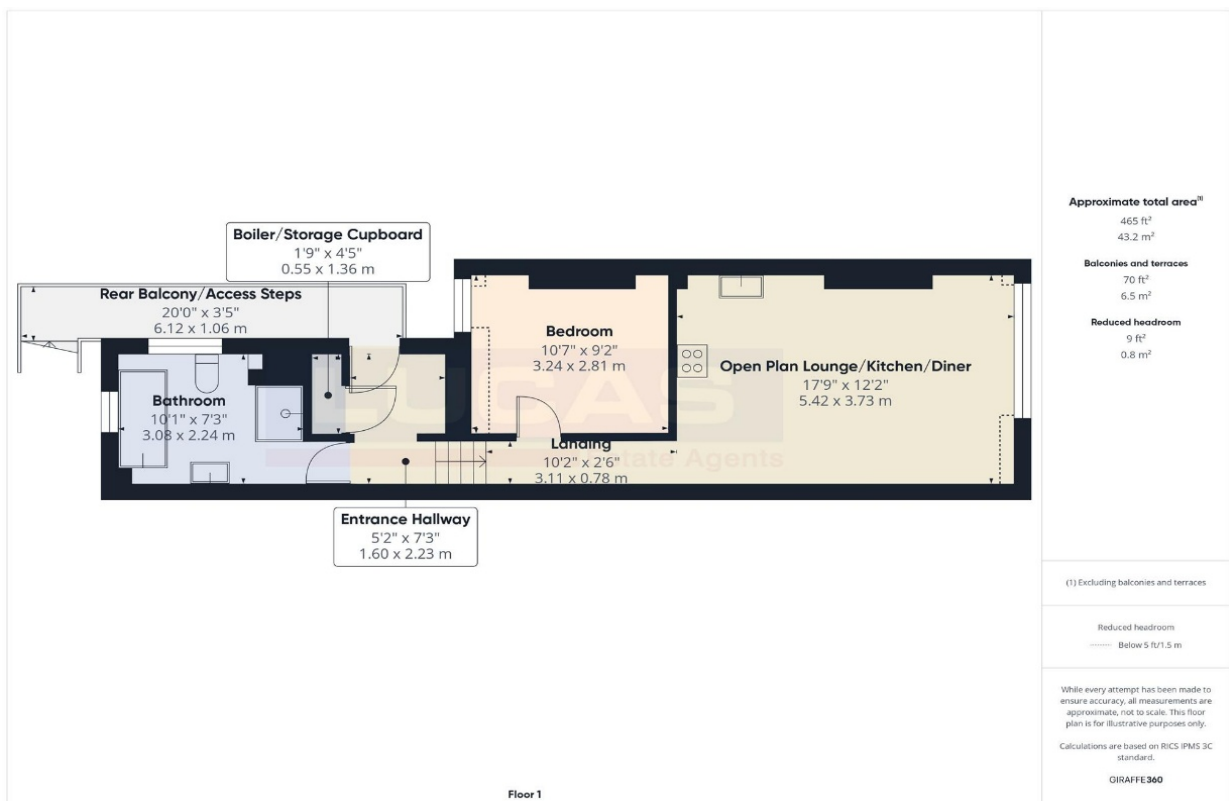
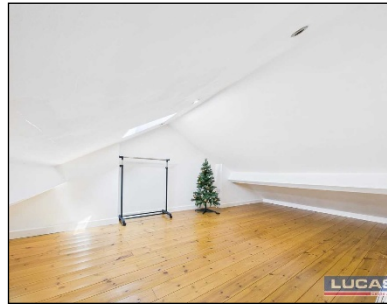
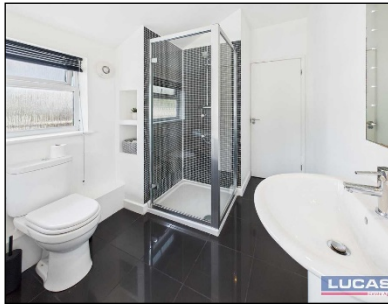
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