



43 High-Street Menai Bridge LL59 5EF  
Freehold Townhouse  
£325,000

- Attractive Mid Terraced Townhouse Character Cottage
- 3/4 Bedrooms/2 Bathrooms/2/3 Receptions
- Beautiful Landscaped Gardens To The Rear With Flagged Patio Area & Useful Storage Options
- Separate Parking Lot Nearby To Property With Off Road Parking For 2 Vehicles With A Weekly Passive Income
- Upgrades In The Last 5 Years To Include A New Thermostat And Control Panel To The Underfloor Heating In The Kitchen And Conservatory
- New Slate Roof To The Rear Of The Main House, New Log Burner And Flu
- Outdoor Electric And Plumbing Installed For Utilities, Replacement Boiler And New Composite Front Door
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired & Part Underfloor Heating

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 Character Double Fronted Town House Centrally Placed Within The Sought After & Popular Town Of Menai Bridge Offering Spacious Accommodation Throughout Together With Beautifully Landscaped Two-Tiered Courtyard Style Gardens Together With An Invaluable Separate Parking Lot Nearby With Off Road Parking For Two Vehicles

The House Has Been Sympathetically Modernised Whilst Retaining Plenty Of Original Features & Has Undergone Recent Upgrades In The Last 5 Years To Include A New Thermostat And Control Panel To The Underfloor Heating In The Kitchen And Conservatory, New EPDM Roof On Extension And New Slate Roof To The Rear Of The Main House, New Log Burner And Flu, Outdoor Electric And Plumbing Installed For Utilities, Replacement Boiler And New Composite Front Door Along With Double Glazing To The Small Bedroom And Dining Room. Internal & External Viewing Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing briefly comprises composite front door into the entrance vestibule opening into the lounge with a recently installed log burner with timber beam over, recessed lighting, attractive oak flooring, whitewashed beams, staircase to first floor landing and sash window to front aspect. A door off the lounge takes you through into a sitting room/bedroom 4 with recessed lighting, attractive oak flooring, sash window to front aspect and window to rear aspect.

Continuing off the lounge is an opening through into the dining room with flagged stone flooring, bespoke built in shelving with cupboards to either side, white wash beams, window to side aspect and timber low swing doors into the kitchen briefly comprising attractive painted base and wall storage cupboards with solid granite work surfaces, flagged stone flooring with, under floor heating, recessed lighting, water washed beams, decorative tiled upstands, integrated dishwasher, space for free standing range cooker, ceramic sink with mixer tap, windows to side and rear aspect, door through into a lean to conservatory/boot room with flagged stone flooring with under floor heating, windows to rear aspect and door to rear landscaped gardens.

The first floor briefly comprises a spacious split landing area with low maintenance floor covering, Velux roof light, built in airing cupboard and doors leading off into main bedroom en suite with sash window to front aspect and door into an en suite shower room briefly comprising corner shower cubicle with mains shower & sliding doors, back to the wall Wc, pedestal wash hand basin, complementary floor and wall tiling and opaque sash window to front aspect.

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.

Continuing off the split landing are doors leading off into bedroom 2 with built in storage, window to side aspect and low maintenance flooring, bedroom 3 with windows to both side and rear aspect overlooking the landscaped gardens and competing the accommodation is the main bathroom suite briefly comprising tiled panelled bath with mains shower and glass screen, back to the wall Wc, contemporary style vanity unit with round bowl set on tiled shelf with mixer tap over, complementary floor and wall tiling and window to rear aspect.

Externally

Parking

Invaluable & very sought-after off-street parking is located nearby with a parking lot that measures some 14 metres X 5 metres in total. It is made up of a hard base and a part that is loose sate. The hard standing base (foundation) is around 5 meters in width and 6 meters in length. It previously had a small building on it, so the lot has access to electric and it has water and drainage already built in.

To the rear of the property with dual access via the conservatory/boot room together with door at foot of the garden is a stunning tiered courtyard style landscaped garden briefly comprising a stone paved patio area, providing a wonderful sun trap, ideal for summer barbecues and entertaining with a decked terrace area leading to a lean to covered storage area with space for washer and dryer and electric supply.

The upper garden area offers a degree of privacy with timber fence panels, stone wall and mature hedges to either side and a low timber gate with steps takes you to the lower garden area with a central flagged stone pathway along with low maintenance beds with stone chippings, small trees and shrubs together with useful storage units and a timber door leading to a public car park with option to purchase a parking permit to use in Ynys Mon council run car parks .

LOCATION

Menai Bridge is a bustling town situated on the edge of the Menai Strait. The town is famous for its suspension bridge built by Thomas Telford. Menai Bridge has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main high street has many traditional and attractive shop frontages, home to many independent outlets making it a great place to shop. Recently Menai Bridge has become a fashionable eating location with numerous high-quality restaurants available for you to be tempted by. The town also has a 'Waitrose' supermarket. The A55 is nearby which allows easy access to the city of Bangor and the surrounding coastal towns. Anglesey has so much to offer including fabulous beaches, sailing and water sports and the recently completed coastal walk with over 120 miles of breathtaking coastline.

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.

Council Tax Band C £1790.32 2024/2025

EPC Link Below

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2686-2360-2324-8931>

Exact Location

what3words ///shadowed.fortnight.gives

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

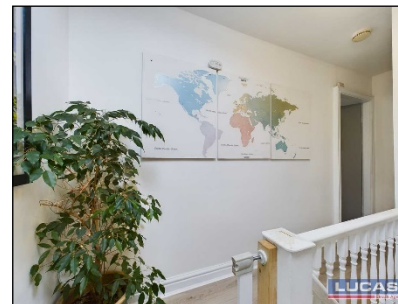
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### 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. 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



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.



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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 538 SQ.FT.  
(50.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

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.