



9 Lon Y Gamfa Menai Bridge LL59 5QJ  
Freehold Semi Detached  
£175,000

- Semi Detached Home Ideally Placed In Town
- 3 Bedrooms/1 Bathroom/2 Receptions
- Very Low Maintenance Enclosed Rear Outdoor Space
- Excellent Renovation And Investment Opportunity
- Driveway With Off Road Parking And Detached Garage
- EPC D; Council Tax Band C £2035.92 2026/2027; Broadband Up To 99 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

An exciting opportunity to acquire a well-proportioned three-bedroom semi-detached home, offering generous living space, practical features, and outstanding potential for modernisation.

- Three-bedroom semi-detached home
- Spacious lounge and separate dining room
- Kitchen with potential for open-plan redesign
- Family bathroom
- Private driveway and detached garage
- Enclosed rear outdoor space
- New gas central heating boiler installed in 2024
- Excellent renovation and investment opportunity

Positioned within an established residential setting, the property presents an ideal prospect for first-time buyers, investors, or those seeking a project to create a home tailored entirely to their own tastes and requirements.

Upon entering the property, you are welcomed into a spacious and light-filled lounge, featuring a large front-facing window that allows natural light to pour in, creating a bright and inviting living environment. The ground floor continues with a separate dining room and a kitchen area, both offering excellent scope to be reconfigured into a contemporary open-plan kitchen-diner—perfect for modern family living.

Upstairs, the property comprises three bedrooms, including a well-sized principal bedroom and two additional rooms that lend themselves perfectly to children's bedrooms, guest accommodation, or a home office. The family bathroom is functional in its current form but offers clear potential for upgrading to a stylish modern suite.

Externally, the property benefits from a private driveway providing off-road parking, along with a detached garage—ideal for additional storage or workshop use. To the rear, there is an enclosed outdoor area which, while currently low maintenance, offers a blank canvas for landscaping or redesign to create an enjoyable outdoor space.

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While the property requires updating throughout, it offers solid fundamentals including a practical layout, good internal proportions, and highly desirable features such as the garage and driveway. For buyers with vision, this is a fantastic opportunity to add significant value and create a home that truly reflects modern living standards.

Early viewing is strongly recommended to fully appreciate the space, layout, and potential this property has to offer.

### Location

A popular and well-established residential estate near the outskirts but within walking distance of the town centre of Menai Bridge on the Isle of Anglesey. Menai Bridge is the gateway to all the island's amenities and boasts primary and comprehensive schools, health centre, Waitrose supermarket plus a variety of local shops, a good choice of cafes, pubs and restaurants and is within 2 miles of Bangor, the university and Ysbyty Gwynedd Hospital.

### Agents Notes

The property is of standard construction.  
Central Heating Boiler Installed In 2024

Council Tax Band C £2035.92 2026/2027  
Broadband Up To 99 Mbps

### Exact Location

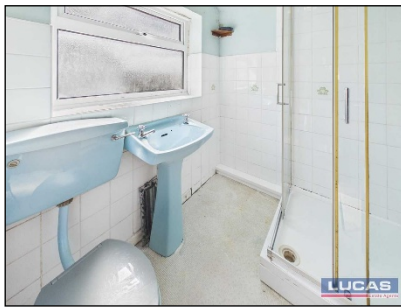
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

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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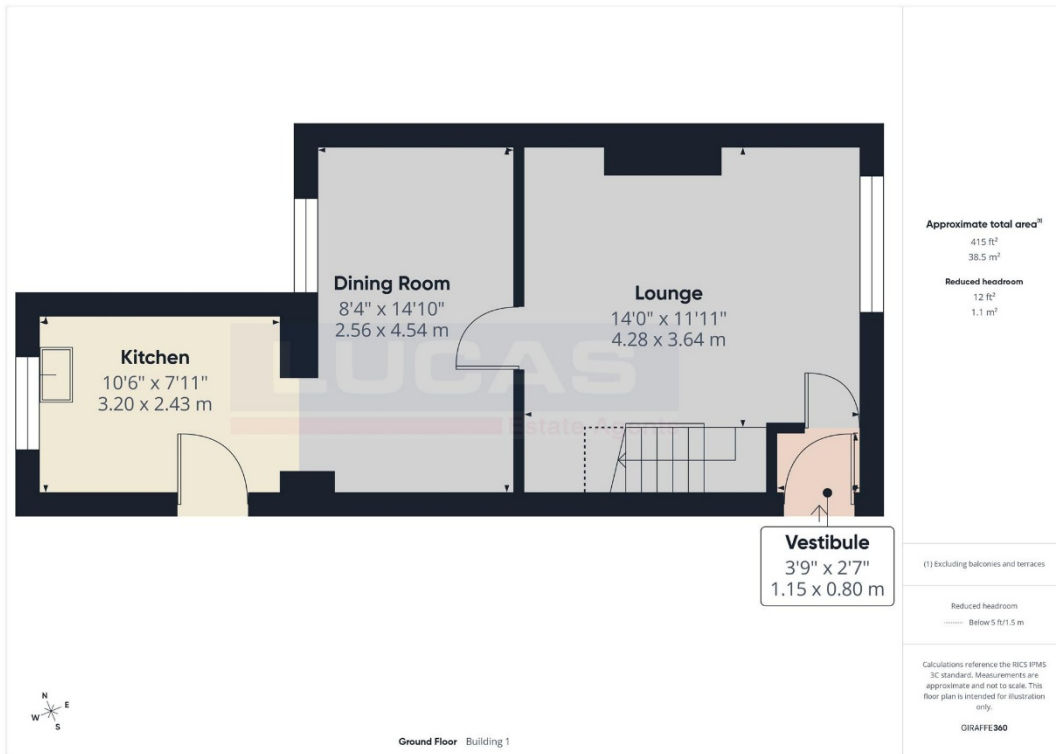


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

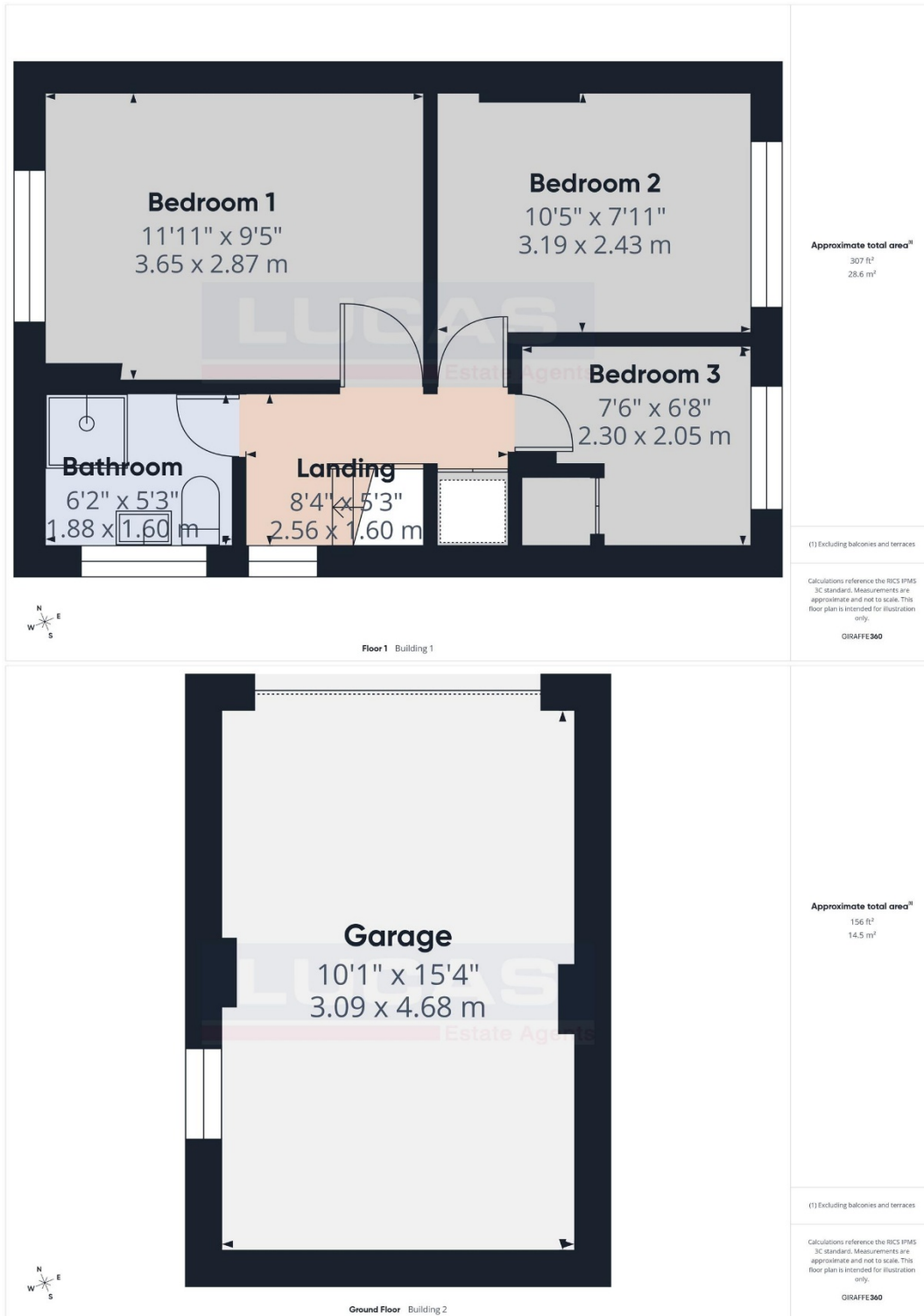
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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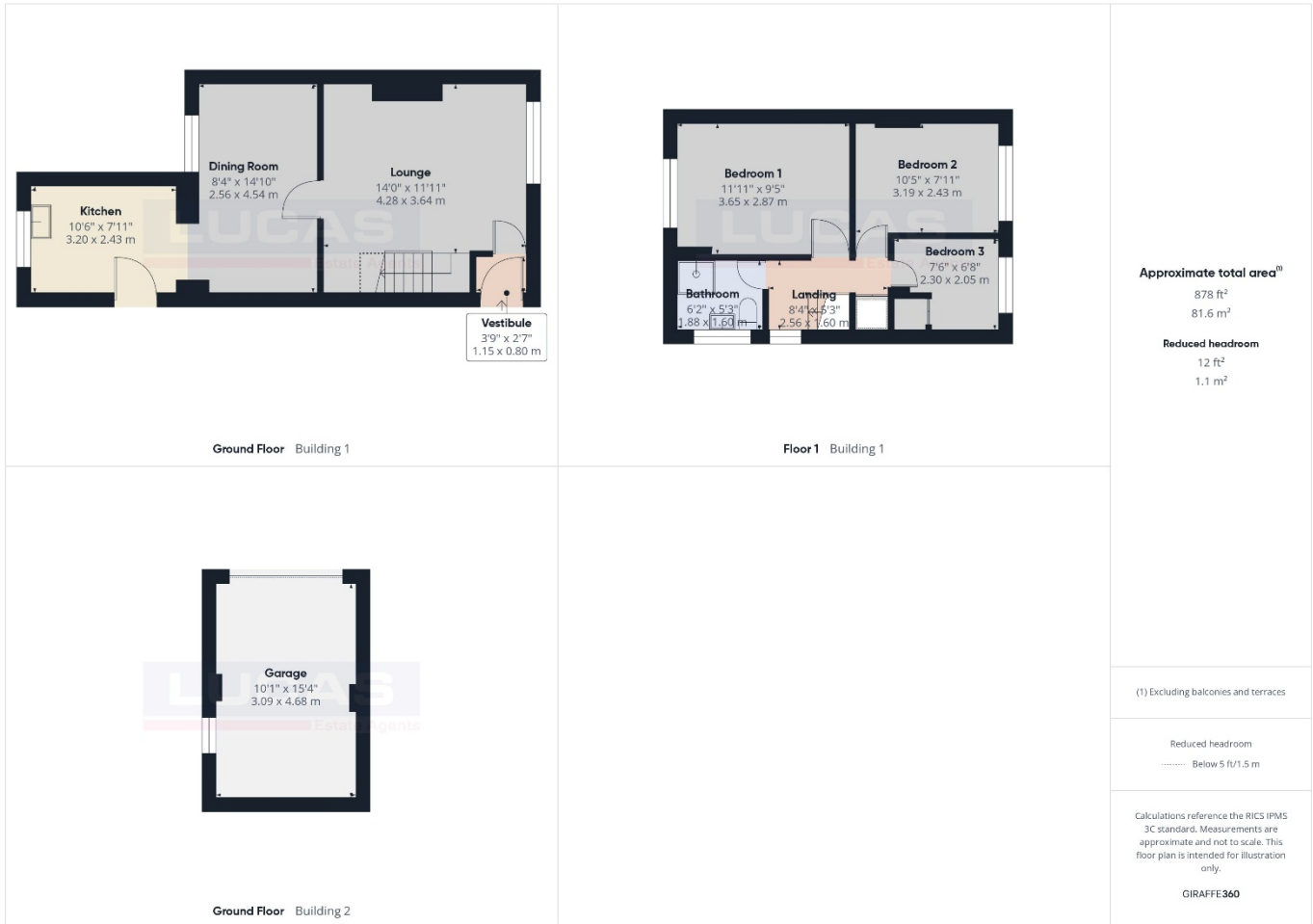
<https://find-energy-certificate.service.gov.uk/energy-certificate/9131-2164-6000-2092-2021>



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