





3 Fron Heulog, Menai Bridge

Leasehold

Fflat eang, llawn cymeriad yng nghanol Porthaethwy, gyda nenfydau uchel a golygfeydd o'r mynyddoedd.

Spacious, characterful apartment in Menai Bridge, with high ceilings and beautiful mountain views.

catra

Mae'r eiddo'n fflat prydlesol (leasehold), gyda phrydles o 999 mlynedd yn dechrau ar 13 Mawrth 1992.

Mae ffi cynnal a chadw o £100 y mis (£1,200 y flwyddyn).

Mae ramp yn arwain at brif fynedfa'r adeilad, ond mae tua 4–5 gris y tu mewn i'r cyntedd i gyrraedd y fflat.

EPC: C

Band Treth Cyngor: D

Ffenestri Haen Dwbwl

Gwres Canolog Nwy

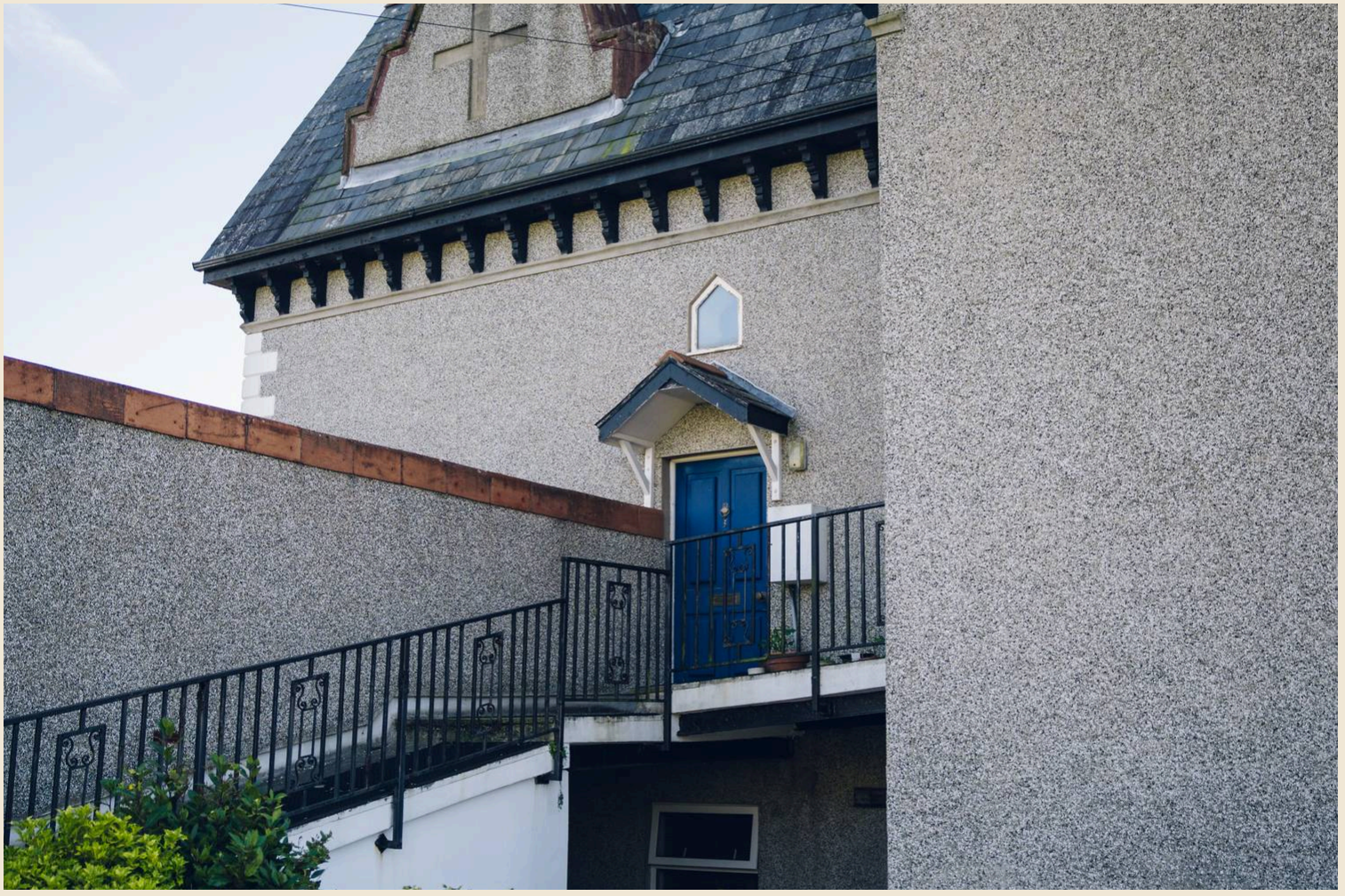
Lle parcio penodol i 1 x car

Gwybodaeth Lesddaliadol a Rheolau'r Adeilad

Yn seiliedig ar gopi o les fflat arall yn yr adeilad, mae'r prif amodau'n cynnwys:

- Defnyddio'r fflat fel cartref preswyl preifat.
- Angen caniatâd ysgrifenedig i gadw anifeiliaid anwes.
- Angen caniatâd ysgrifenedig y cwmni rheoli i osod y fflat ar rent.
- Angen caniatâd ysgrifenedig cyn gwneud newidiadau strwythurol.
- Parcio yn y mannau sydd wedi'u neilltuo i'r fflat yn unig.
- Parchu'r preswylwyr eraill ac osgoi sŵn neu aflonyddwch.
- Angen caniatâd ar gyfer rhai newidiadau i du allan yr eiddo.

Nodyn: Mae'r wybodaeth uchod wedi'i chasglu o ddogfen les Fflat 1, Fron Heulog, gan nad oes copi o les Fflat 3 ar gael i ni ar hyn o bryd. Credir y gallai amodau tebyg fod yn berthnasol, ond nid yw hyn wedi'i gadarnhau. Cynghorir pob prynwr i ofyn i'w gyfreithiwr gadarnhau union delerau les Fflat 3.



Additional Information

The property is leasehold, with a 999-year lease commencing on 13 March 1992.

There is a monthly maintenance charge of £100 (£1,200 annually).

A ramp leads to the building's main entrance, with approximately 4–5 steps inside the entrance hallway to access the apartment.

EPC: C

Council Tax Band: D

Double Glazed Windows

Gas Central Heating

Allocated Parking for 1x Car

Leasehold Information & Building Regulations

Based on a copy of another flat's lease within the building, the principal conditions include:

- *The flat is to be used as a private residential dwelling.*
- *Written consent is required to keep pets.*
- *Written consent from the management company is required to let the flat.*
- *Written consent is required for structural alterations.*
- *Parking is restricted to spaces allocated to the flat.*
- *Residents must avoid excessive noise or disturbance to neighbouring flats.*
- *Certain external alterations require consent.*

Please note: *The above information has been taken from the lease for Flat 1, Fron Heulog, as a copy of Flat 3's lease is not currently available to us. Similar conditions may apply to Flat 3, but this has not been verified. Buyers are advised to have their solicitor confirm the specific terms and restrictions of Flat 3's lease.*





- Fflat llawr cyntaf eang / Spacious first-floor apartment
- Cyfle i foderneiddio a rhoi dy stamp dy hun arni / Opportunity to modernise and make it your own
- Dwy ystafell wely / Two bedrooms
- Nenfydau uchel a nodweddion gwreiddiol / High ceilings and original features
- Lolfa fawr a golau / Large, bright lounge
- Cegin eang gyda lle i fwyta / Spacious kitchen with dining area
- Golygfeydd hyfryd o'r mynyddoedd / Lovely mountain views
- Gardd gymunedol / Communal garden
- Garej breifat a lle storio o fewn yr adeilad / Private garage and basement storage
- Lleoliad gwych ger canol Porthaethwy / Fantastic location near Menai Bridge town centre



Mae 'na rywbeth arbennig iawn am y fflat yma. Gyda'i nenfydau uchel, ‘stafelloedd mawr, ffenestri tal a golygfeydd hyfryd o'r mynyddoedd, mae ganddo deimlad crand a llawn cymeriad. A'r lleoliad? Dim ond ychydig funudau ar droed o gaffis Porthaethwy a glannau'r Fenai.

Wrth gyrraedd, mae ramp yn arwain at ddrws ffrynt yr adeilad. Y tu mewn, mae'r cyntedd trawiadol, gyda'i nenfwd uchel a grisiau bach hyfryd, yn rhoi'r argraff gyntaf o'r hyn sydd i ddod. Mae tua 4–5 gris yn arwain i fyny at cyntedd canolog, gyda'r stafelloedd wedi'u trefnu'n syml ac yn hwylus o'i gwmpas.

Mae dwy lofft fawr yma, un ohonyn nhw'n arbennig o eang, ynghyd ag ystafell ymolchi a chegin fawr gyda digon o le i fwrdd bwyta. A gyda golygfeydd o'r mynyddoedd o'r gegin, mae'n lle hyfryd i eistedd gyda phaned yn y bore.

Ond yr ystafell fyw sy'n dwyn y sylw. Mae tair ffenestr dal yn llenwi'r stafell â golau naturiol, gyda golygfeydd bendigedig o'r mynyddoedd. Mae haul y bore'n llifo i mewn i'r fflat, ac wrth i'r haul fachlud gyda'r nos, mae'r golau ar y mynyddoedd yn rhywbeth arbennig iawn.

Mae angen moderneiddio'r fflat, yn enwedig y gegin a'r ystafell ymolchi, ond mae cymaint o gymeriad yma'n barod. Mae'r drysau mawr gwreiddiol, y ‘coving’ addurnol a'r nenfydau uchel yn rhoi sylfaen wych i rywun greu cartref at ei ddant ei hun.

Y tu allan, mae gardd gymunedol hyfryd gyda lawnt fawr a coed aeddfed. Mae garej hefyd, ynghyd â storfa ychwanegol o fewn gwaelod yr adeiald, gyda lle storio ar wahân ar gyfer pob fflat.

Ac yna mae'r lleoliad. Mae'n hawdd dychmygu mynd am dro hir ar hyd glannau'r Fenai, galw mewn i un o'r caffis lleol, cyn dod adref i ymlacio yn y stafell fyw gynnes a chlyd. Mae naws gymunedol hyfryd yma hefyd, gyda chymdogion agos a chanol Porthaethwy o fewn ychydig funudau ar droed.

Fflat llawn cymeriad, golau a photensial, mewn lleoliad arbennig iawn.



There's something rather special about this apartment. With its high ceilings, generously sized rooms, tall windows and beautiful mountain views, it has a wonderful sense of grandeur and character. And the location? Just a few minutes' walk from the cafés of Menai Bridge and the shores of the Menai Strait.

From the moment you arrive, the impressive entrance hall, with its high ceiling and lovely little staircase, gives you a taste of what's to come. A ramp leads up to the building's front entrance, with approximately 4–5 steps inside the hallway leading up to the apartment. A large door opens into the central hallway, with a simple, easy layout connecting the rooms.

There are two spacious bedrooms, one particularly generous in size, along with a bathroom and a large kitchen with plenty of room for a dining table. With mountain views from the kitchen, it's a lovely spot to sit and enjoy a morning coffee.

But it's the living room that really steals the show. Three beautiful tall windows fill the room with natural light, framing wonderful views of the mountains beyond. The morning sunshine pours into the apartment, while in the evening, the setting sun catches the mountains, creating a spectacular backdrop.

The apartment would benefit from modernisation, particularly the kitchen and bathroom, but there's already so much character to work with. The original large doors, decorative coving and high ceilings provide a beautiful starting point for someone looking to make this place their own.

Outside, there's a lovely shared garden with a large lawn and established shrubs. The apartment also benefits from a garage and additional basement storage, with each flat having its own designated storage room.

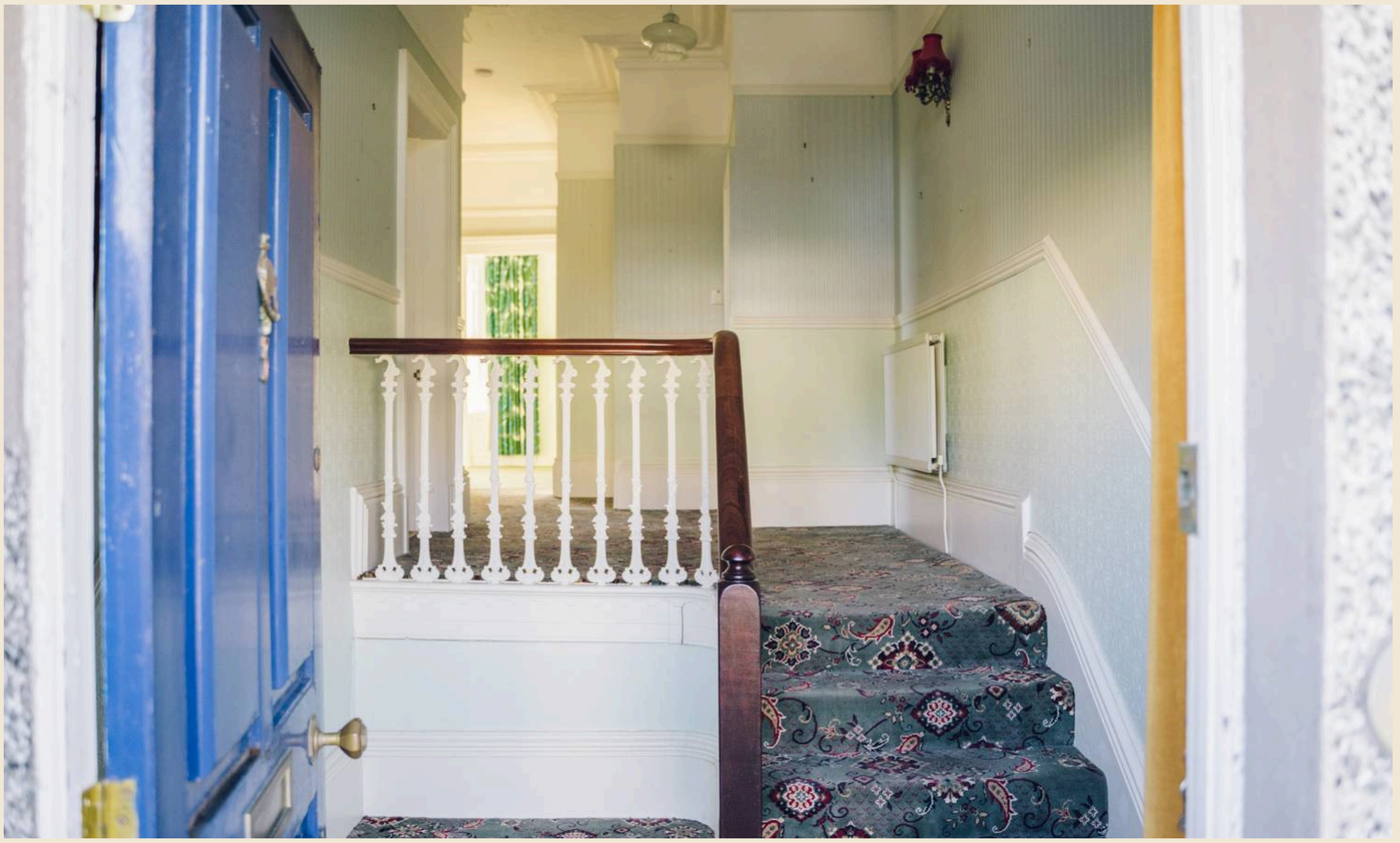
And then there's the location. It's easy to imagine heading out for a long walk along the Menai Strait, stopping at one of the local cafés, before returning home to settle into the warmth and comfort of this lovely apartment. There's also a wonderful sense of community here, with friendly neighbours and the heart of Menai Bridge just a short stroll away.

An apartment full of character, light and potential, in a truly lovely location.

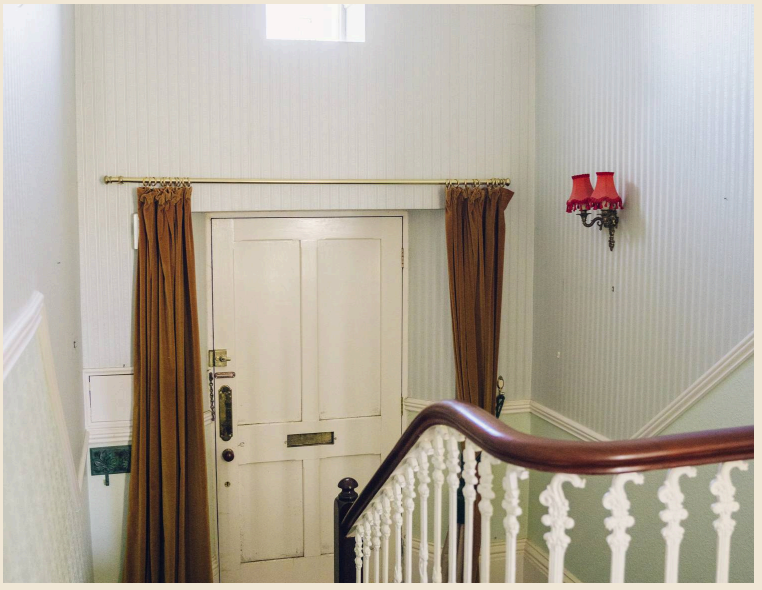
Cyntedd / Entrance Hall
15' 11" x 13' 8" (4.84m x 4.17m)

Am groeso hyfryd i'r fflat! Mae na deimlad o le a chynhesrwydd yma, a gall Catra ddychmygu lampau bach yn goleuo'r cyntedd fel cwtsh cynnes. Mae ychydig o risiau'n arwain i fyny at galon y fflat, gyda mynediad i bob ystafell.

What a lovely welcome! This spacious entrance hall feels like a warm hug, and Catra can imagine it softly lit with beautiful lamps. A few steps lead up to the heart of the flat, where all the rooms can be accessed.













Cegin / Kitchen
13' 11" x 14' 0" (4.25m x 4.27m)
Cegin fawr hyfryd gyda digonedd o le i fwrdd bwyta mawr, perffaith ar gyfer prydau bwyd a chwmni da. Mae yma offer integredig, er eu bod braidd yn hen ffasiwn, ac mae'r gegin angen ei moderneiddio. Ond mae cymaint o botensial yma! A'r golygfeydd o'r mynyddoedd? Mi fyddan nhw'n dy gadw wrth y sinc yn golchi llestri am oriau!

A lovely, spacious kitchen with plenty of room for a large dining table, perfect for family meals and good company. There are some integrated appliances, although they're rather dated, and the kitchen would benefit from modernisation. But there's so much potential here! And those mountain views? They'll have you standing at the sink doing the dishes for hours!

Ystafell Fyw / Living Room
14' 10" x 13' 6" (4.53m x 4.11m)

Am ystafell hyfryd! Mae tair ffenestr dal yn rhoi cymeriad arbennig i'r lolfa, gan adael golau haul y bore i lifo i mewn, a digonedd o olau naturiol drwy'r prynhawn. Mae yma le tân gyda mantell addurnol, er nad ydym yn siŵr beth sydd y tu ôl iddi. Ystafell olau, eang a llawn potensial i greu lle clyd a chroesawgar.

What a beautiful room! Three tall windows give this lounge a lovely sense of character, allowing morning sunlight to stream in and plenty of natural light throughout the afternoon. There's a fireplace surround, although what's behind it is currently unknown. A bright, spacious room with so much potential to create a cosy, welcoming space.













Ystafell Molchi / Bathroom 8' 5" x 6' 10" (2.56m x 2.09m)
Mae'r ystafell ymolchi angen ei moderneiddio, ond mae ganddi botensial gwych i greu gofod hyfryd. Ar hyn o bryd, mae yma fath, cawod ar wahan, toiled a sinc. Cyfle i roi dy stamp dy hun ar yr ystafell a'i thrawsnewid yn rhywbeth arbennig.

The bathroom is ready for an update, but offers plenty of potential to create a lovely space. Currently fitted with a bath, separate shower, toilet and washbasin, it's a great opportunity to put your own stamp on the room and make it your own.

Ystafell Wely 1 / Bedroom 1 15' 11" x 13' 5" (4.84m x 4.09m)
Dyma'r ystafell wely fwyaf, ac am faint hyfryd sydd iddi! Mae digonedd o le yma i greu ystafell wely arbennig, gyda lle helaeth ar gyfer cypyrddau dillad a dodrefn. Mae golau haul y bore yn llifo drwy'r ffenestr, gan roi teimlad braf a chynnes i'r ystafell. Cymaint o botensial!

The largest of the bedrooms, and what a wonderful amount of space! There's so much potential to create a beautiful bedroom, with plenty of room for wardrobes and furniture. Lovely morning sunlight streams through the window, filling the room with warmth and natural light. A fantastic space to make your own!

Ystafell Wely 2 / Bedroom 2 11' 7" x 10' 7" (3.54m x 3.22m)
Ystafell wely ddwbl arall o faint gwych, yn mwynhau golau naturiol hyfryd. Mae digonedd o botensial yma, boed fel ystafell wely i westeion, swyddfa gartref neu hyd yn oed ystafell wisgo. Gofod hyblyg gyda digon o le i'w wneud yn rhywbeth arbennig.

Another generously sized double bedroom, enjoying lovely natural light. With plenty of space and potential, this room could make a wonderful guest bedroom, home office or even a dressing room. A versatile space with so many possibilities.

Storfa / Basement
Mae mynediad i'r storfa (basement) ar gael i bob un o'r pedair fflat, gyda phob fflat yn cael ei ystafell storio ei hun. Mae modd cloi pob ystafell, gan gynnig lle diogel a threfnus i gadw eiddo a phethau nad oes eu hangen bob dydd.

The basement is accessible to all four flats, with each apartment having its own individual, lockable storage room. A practical and secure space to keep belongings organised and store those things you don't need every day.











Yr Ardd / Garden

Mae gardd fawr hyfryd o flaen yr adeilad, gyda lawnt eang sy'n cael ei rhannu rhwng y pedwar fflat. Mae'n le braf iawn i ymlacio, gyda digon o le i fwynhau'r awyr agored a'r golygfeydd bendigedig o'r mynyddoedd. Mae patio hefyd, lle perffaith i eistedd gyda phaned o goffi yn y bore a mwynhau'r olygfa. Mae'r ardd yn wgynebu'r de-ddwyrain yn bennaf, felly mae'n mwynhau digonedd o haul drwy'r dydd. Mae rhywun yn dod draw yn rheolaidd i dorri'r lawnt a chadw'r ardd yn daclus, gyda'r gost yn cael ei thalu o gronfa cynnal a chadw cwmni rheoli'r adeilad. Mae gan y fflat ei garej ei hun hefyd, wedi'i lleoli wrth ymyl yr ardd, sy'n cynnig lle storio ychwanegol hwylus iawn. Gardd gymunedol hyfryd, gyda digon o le i eistedd, ymlacio a mwynhau'r haul.

To the front of the building is a lovely, large lawned garden, shared between the four apartments. It's a wonderful open space to relax and enjoy the outdoors, with beautiful mountain views beyond. There's also a patio area, a perfect little spot to sit with a morning coffee and take in the views. The garden is predominantly south-east facing, enjoying plenty of sunshine throughout much of the day. The garden is looked after by someone who visits periodically to cut the grass and keep everything tidy, with the cost covered by the building's management company's maintenance fund. The apartment also has its own garage, situated just off the garden, providing a really handy space for storage. A lovely shared outdoor space, with plenty of room to sit back, unwind and enjoy the sunshine.



Lleoliad / Location

Mae Porthaethwy yn dref hyfryd, llawn bywyd ac egni, ac yn un o ganolfannau cymunedol prysur Ynys Môn. Mae yma ddewis gwych o gaffis sy'n llawn bwrlwm drwy'r wythnos, bwytai hyfryd a siopau lleol, ynghyd â'r holl gyfleusterau bob dydd sydd eu hangen, gan gynnwys meddygfa, deintyddion, archfarchnad a swyddfa bost. Ac wrth gwrs, mae glannau'r Fenai ar garreg y drws, gyda llwybrau cerdded bendigedig ar hyd y dŵr a golygfeydd arbennig tuag at y mynyddoedd. Mae Fflat 3 Fron Heulog wedi'i leoli mewn cul-de-sac bach tawel, ychydig funudau ar droed o ganol y dref. Mae siop gyfleus dros y ffordd a chymdogion hyfryd o gwmpas, sy'n rhoi teimlad cymunedol braf iawn i'r lle. O'r fflat, mae'r golygfeydd yn ymestyn dros gae chwarae'r ysgol uwchradd, gyda mynyddoedd Eryri yn gefndir godidog. Mae hyn yn rhoi teimlad hyfryd o le ac awyr agored, er bod y fflat mor agos at ganol y dref. Mae'r lleoliad hefyd yn hynod o hwylus, gyda'r A55 ond ychydig funudau i ffwrdd yn y car, gan gynnig cysylltiadau hawdd tuag at Gaergybi, Bangor a gweddill Gogledd Cymru. Mae Porthaethwy yn cynnig y gorau o'r ddau fyd – tref fywiog gyda chymuned gref, a llefydd tawel, hardd i gerdded ac ymlacio. Ac mae Fron Heulog yn lle hyfryd i fwynhau'r cyfan.

Menai Bridge is a beautiful, vibrant little town with a wonderful buzz about it. It's one of Anglesey's liveliest community hubs, with a fantastic selection of cafés that are busy throughout the week, lovely restaurants, independent shops and all the everyday essentials, including a GP surgery, dentists, supermarket and post office. And of course, the Menai Strait is right on your doorstep, offering beautiful waterside walks and wonderful views across the water towards the mountains. Flat 3 Fron Heulog is tucked away in a lovely, quiet cul-de-sac, just a few minutes' walk from the heart of town. There's a convenience store across the road and a lovely sense of community among the neighbouring homes. From the apartment, the views stretch across the local secondary school's playing fields, with the mountains of Eryri providing a spectacular backdrop. It gives the flat a wonderful sense of space and openness, despite being so close to the centre of town. The location is also incredibly convenient, with the A55 just a few minutes away by car, providing easy connections towards Holyhead, Bangor and the rest of North Wales. Menai Bridge really does offer the best of both worlds – a lively town with a strong sense of community, alongside peaceful, beautiful places to walk and unwind. And Fron Heulog is a lovely little spot to enjoy it all.



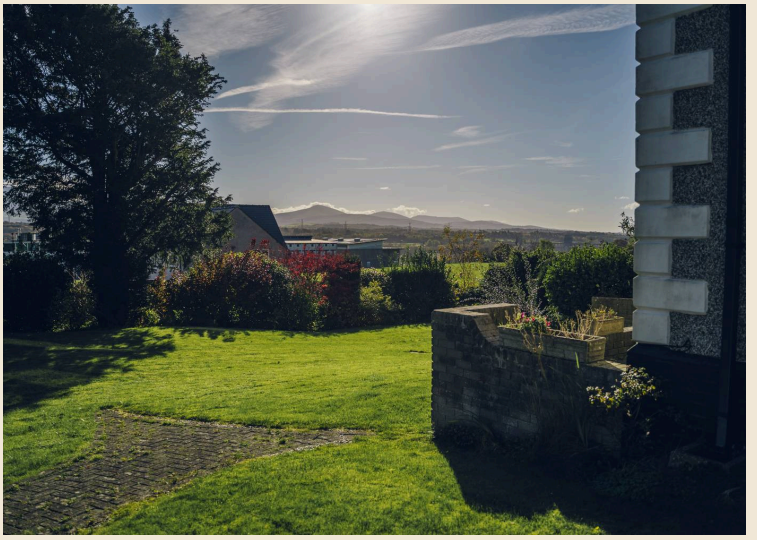














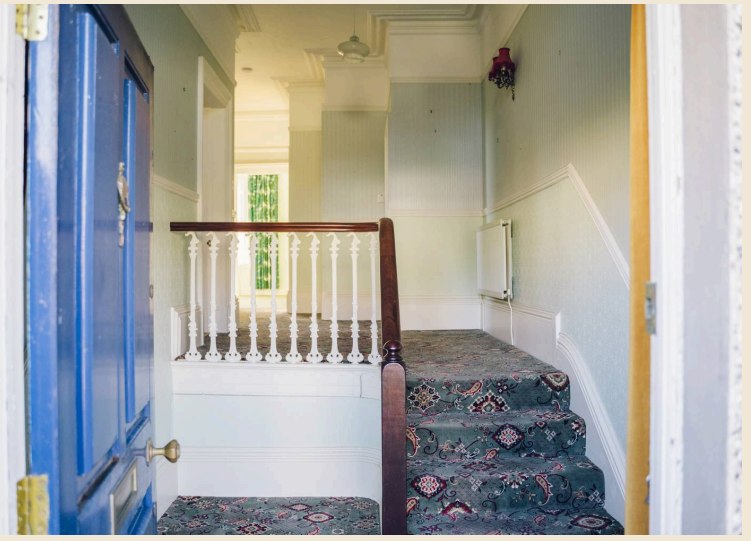


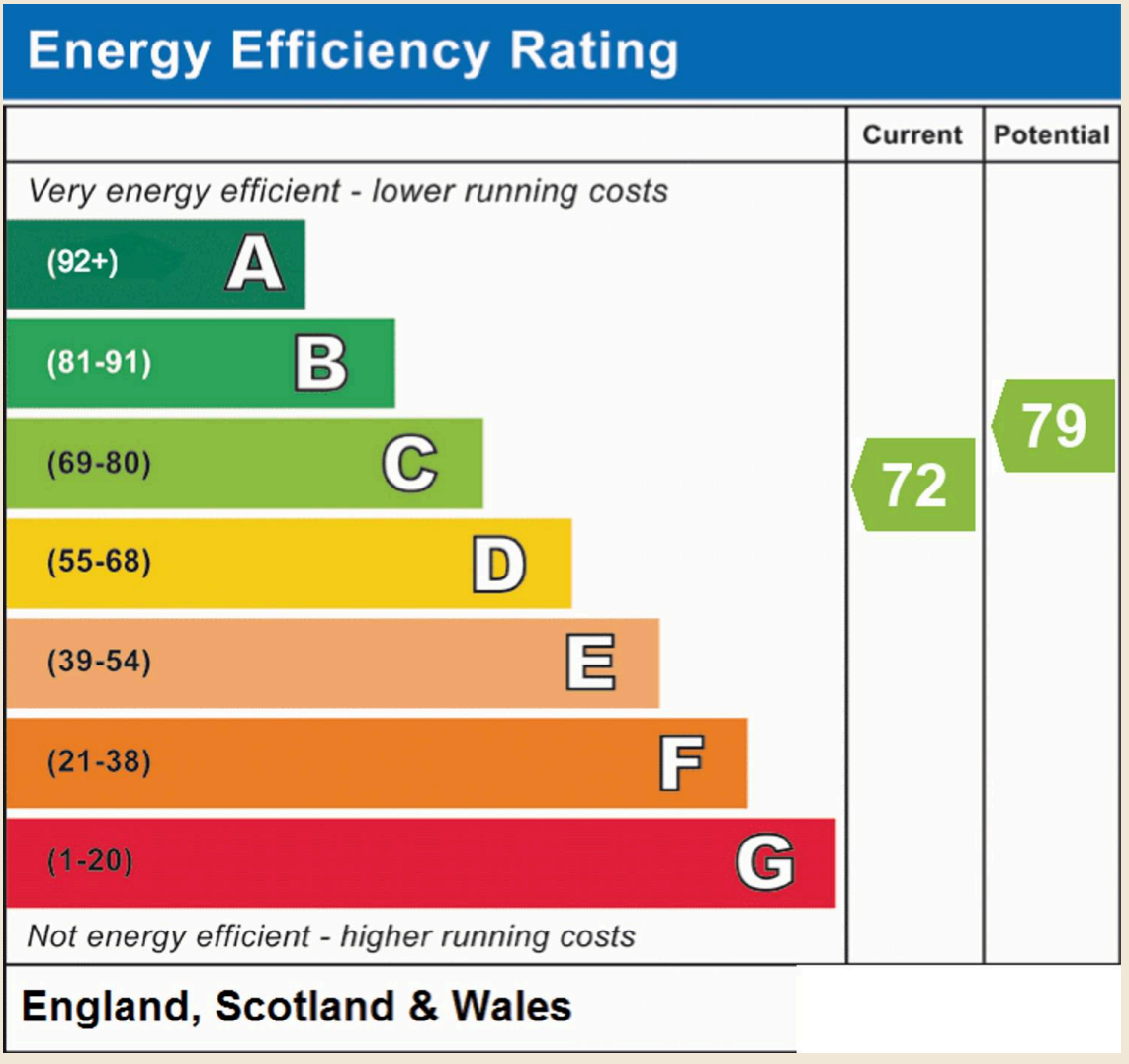


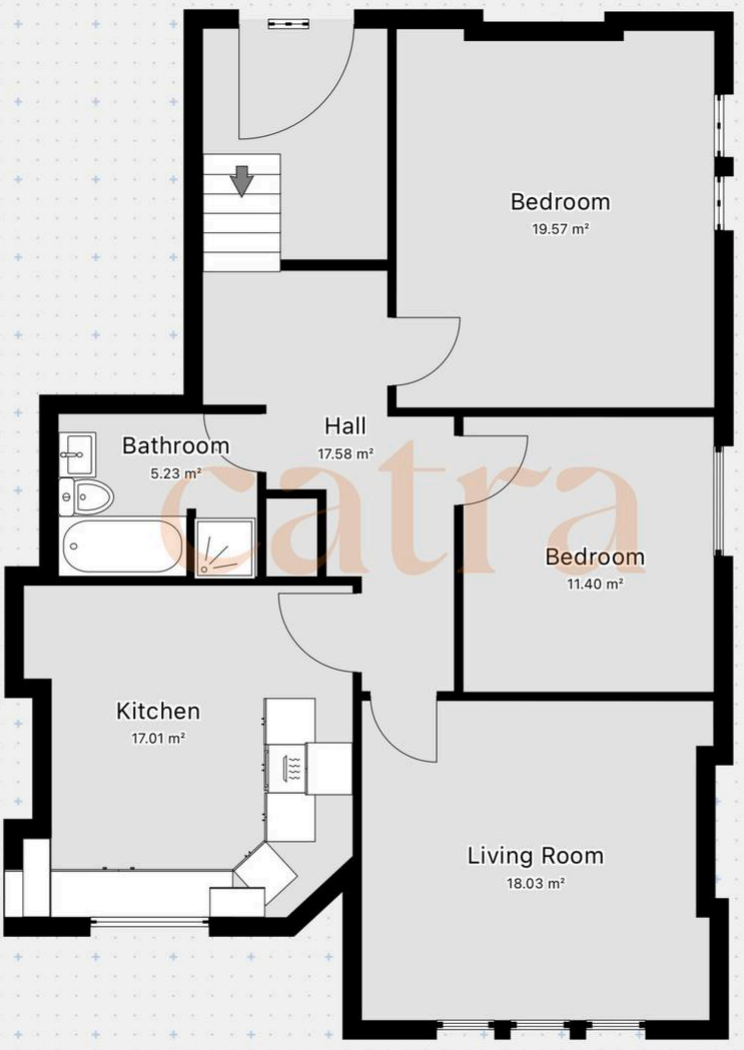









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
79
England, Scotland & Wales


Bedroom
19.57 m²
Hall
17.58 m²
Bathroom
5.23 m²
Bedroom
11.40 m²
Kitchen
17.01 m²
Living Room
18.03 m²