ADAMSON ESTATES

# Apartment 2, Yr Hen Ysgol Pentraeth Road, Menai Bridge, LL59 5HS

£329,950

- Luxury ground floor apartment
- 2 bath/shower rooms
- High quality fittings throughout
- Less than 5 minute walk to Waitrose & village
- Furniture available by separate negotiation
- 2 double bedrooms
- 11 meter long south facing private terrace
- Extremely convenient location
- 3 minute drive to Britannia Bridge
- Designated parking

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# Yr Hen Ysgol Pentraeth Road, Menai Bridge, LL59 5HS

A beautifully presented 2 double bedroomed ground floor apartment offering spacious accommodation and pure luxury. Conveniently located just a 3 minute drive from the Britannia Bridge and less than 5 minutes' walk to the excellent amenities within the historic village of Porthaethwy/Menai Bridge. The apartment has level access throughout including to the 11 meter long private terrace with south-facing aspect.

2 2 1 B

Council Tax Band: D

Constructed in 2021, there are just 8 apartments in this award-winning development by Anvis and the property is self-managed with owners having a share of the freehold (with no ground rent payable). Only after entering the drive can one appreciate the superb, private setting. With high quality fittings throughout including triple glazing and AEG kitchen appliances and with most furniture/furnishings available by separate negotiation, this really is a "turnkey" property.

Just beyond the one minute walk to the convenience store at the Shell filling station, the excellent amenities can be found in the village including a fabulous cheese shop, hardware store, gift shops and independant restaurants, not to mention Waitrose! In addition, boat hiring and pleasure trips are available from RibRide and the Anglesey Coastal path takes you past Thomas Telford's iconic Menai Bridge and the beautiful scenery along the Menai Strait with an abundance of birdlife and even red squirrels.

There is a designated parking space plus visitors' spaces and bike store.

## Communal Entrance Hall

Key fob entry and full-colour video entry/intercom system. Communal entrance hall with good quality carpet and lift to upper floors and access to apartment.

## Hall

3'9" x 5'11" (1.14m x 1.81m)
Hall with good sized cloaks cupboard and access to bathroom. Glazed door to inner hall.

## Bathroom

5'7" x 6'7" (1.71m x 2.00m)
Attractive bathroom comprising bath with plumbed shower above and glazed screen, washbasin with vanity drawer and concealed coloured lighting, WC, tiled walls and chrome ladder towel radiator.

## Inner Hall

10'2" x 3'7" (3.11m x 1.08m)
Leading to remaining rooms

## Lounge with Dining-Kitchen

13'3" x 22'2" (4.03m x 6.75m)
Delightful, bright and airy room with large tilt and slide patio door and window to private terrace. Wiring for wall-mounted TV. Beautiful high gloss fitted kitchen with quartz worktops including low-level dining table for 4 plus breakfast bar for a further 2. Integral appliances comprising AEG double electric oven and 5-ring induction hob with extractor hood plus dishwasher and Zanussi fridge, freezer and washer-dryer. Quadplexer TV /satellite point. Feature free-standing log effect, remote controlled fireplace (optional).

## Private Terrace

38'1" x 7'11" (11.6m x 2.42m)
Good sized south-facing terrace with private aspect. Access from lounge and main bedroom with ample space for furniture and hot tub.

## Bedroom 1

9'7" x 15'11" (2.91m x 4.85m)
Spacious double bedroom with ample space for a super king-sized bed plus fitted wardrobes and dressing table. Patio door and window to terrace.

## En Suite

6'2" x 5'7" (1.89m x 1.71m)
Attractive suite comprising corner glazed shower with plumbed-in shower, washbasin with vanity drawer, WC, tiled walls and chrome ladder towel radiator.

## Bedroom 2

9'7" x 11'1" (2.92m x 3.37m)
Double bedroom with window to terrace and ample space for furniture.

## EXTERNALLY

There is 1 designated parking space (with wiring in place for EV charger) to the front plus visitors' spaces. Bike rack and bin compound to rear. The central heating boiler for the apartment is situated in a communal boiler cupboard (to the right of the main entrance).

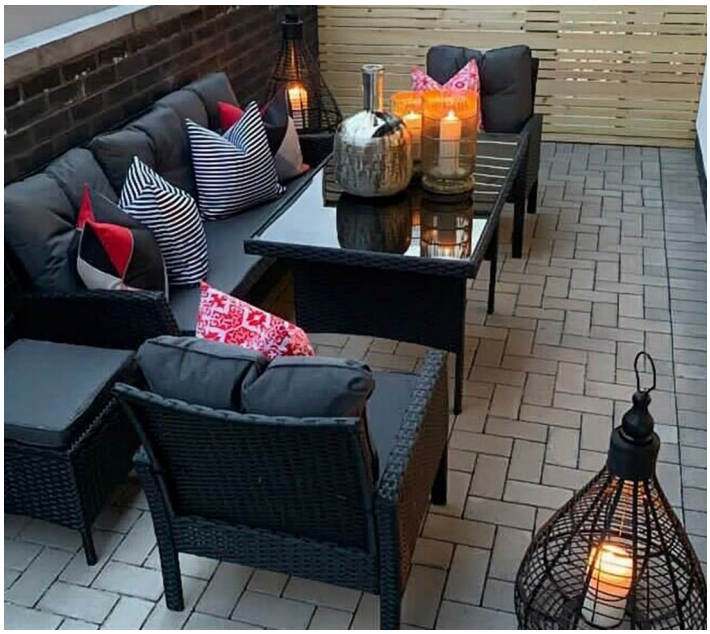
## GENERAL

The apartment is leasehold for the balance of 999 years but the owner has a share of the freehold and no ground rent is paid.

The property is self-managed under Beau Bridge Residents Management Co. Ltd. and apartment 2 pays a Service Charge of £125 per month (as at

2026).

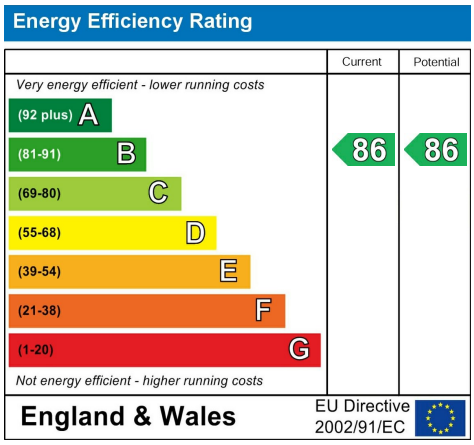
Cavity wall construction; Aluminium triple glazing by Velfac; Mains gas central heating; Mains drainage and water; Balance of NHBC 10 year warranty; Sprinkler system & smoke detectors; Heavy duty acoustic layer between apartment floors.
Integrated quadplexer system for plug-and-play Digital TV, Sky/Satellite, and Radio, alongside dedicated high-speed data points and a BT telephone line—perfect for seamless home entertainment and remote working.



## Viewings

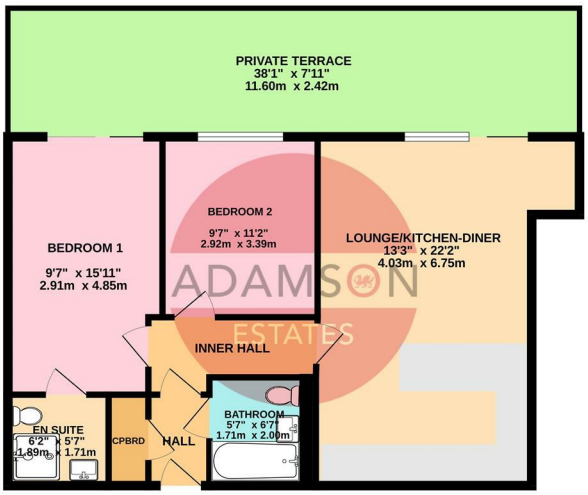
Viewings by arrangement only. Call 01248 295101 to make an appointment.

## Council Tax Band: D
## EPC Rating: B




PRS Property Redress Scheme

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.




GROUND FLOOR APARTMENT

TOTAL FLOOR AREA : 786sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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