



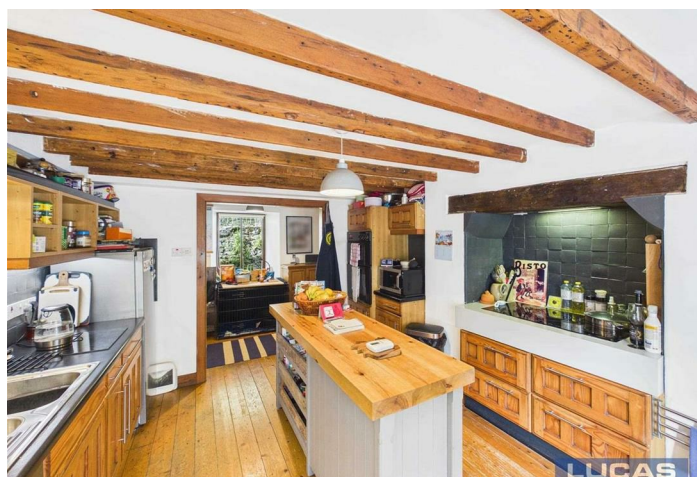
£485,000
Freehold

LUCAS & Co
Estate Agents

Bridge House

Cadnant Road, Menai Bridge, LL59 5NL

- A Remarkable Waterfront Home on the Cadnant Estuary
- Private Pontoon
- Mains Electric, Mains Water, Septic Tank Drains Central Heating Gas Fired
- Roof Terrace With Estuary Views
- Large Rear Patio & Established Garden





A LIFE ON THE WATER AWAITS

A Remarkable Waterfront Home on the Cadnant Estuary, Menai Bridge, Anglesey

Sitting quietly on the banks of the Cadnant Estuary — a sheltered tidal inlet off the celebrated Menai Strait — this exceptional character property offers something increasingly rare: a genuine, private connection to the water. Your own pontoon. Your own piece of the estuary. Your own horizon.

STEP INSIDE

From the moment you pass through the solid hardwood front door, the character of this home makes itself known. Pine floorboards run underfoot, open beamed ceilings stretch above, and the kind of thoughtful detail that can't be manufactured fills every room.

The Lounge

The lounge is a natural heart of the home — a generous, light-filled space anchored by a wood-burning stove set beneath a slate lintel, and a set of French doors that open directly onto the roof terrace. Step outside and the estuary opens up before you. This is where mornings begin and evenings linger.

The Kitchen

The kitchen is as practical as it is beautiful. French oak cabinetry, a Smeg five-ring ceramic hob, AEG double oven, integrated Smeg dishwasher, a central island — and a window that frames the water as though it were a painting. Cooking here will never feel like a chore.

A second statement fireplace — an impressive Inglenook with polished slate hearth and wood-burning stove — anchors the dining room, which opens via a door onto the side garden and rear terrace.

Reception Rooms

Two further reception rooms on the lower ground floor, including a generous sitting room and a wide-windowed entertaining room, make this a home built for both quiet retreats and lively gatherings alike.

REST & RESTORE

Three well-proportioned double bedrooms offer comfort and calm, the largest a genuinely impressive room with deep window sill seats and exposed roof timbers. Two thoughtfully appointed bathrooms serve the upper floors — one featuring a classic roll-top bath with shower, the other a recently refitted shower room with contemporary finishes, heated towel rails, and recessed downlighters.

OUTSIDE

To the rear, a large, paved patio extends the living space outward, with the estuary as your backdrop. A mature, established garden wraps the side of the property, offering privacy and greenery. And then there is the private pontoon — reached via a galvanised steel ladder from the patio — where a dinghy or small boat can be moored at high water. For those who love the sea, this detail alone sets this property apart from almost anything else on the market.

PARKING

On street parking is readily available to the front of the property

Location

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Menai Bridge is one of Anglesey's most desirable addresses — a vibrant, well-connected town with independent shops, restaurants, and a thriving community, all set against the spectacular backdrop of the Menai Strait. The mainland is minutes away via the iconic Menai Suspension Bridge, while the unspoiled coastline of Anglesey stretches in every direction.

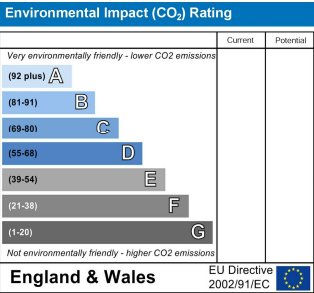
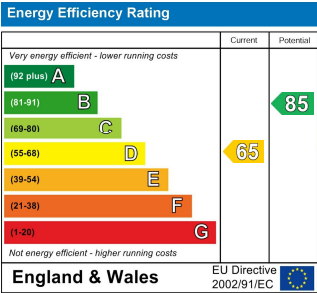
Agents Notes

The property is of mainly stone and part cavity wall construction under a slate roof. Please note that the property has been subject to some brief water ingress during very high tides.

We are advised by the vendors that mains water, gas and electricity are connected to the property. Drainage is to a private septic tank located within the curtilage of the property. 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.



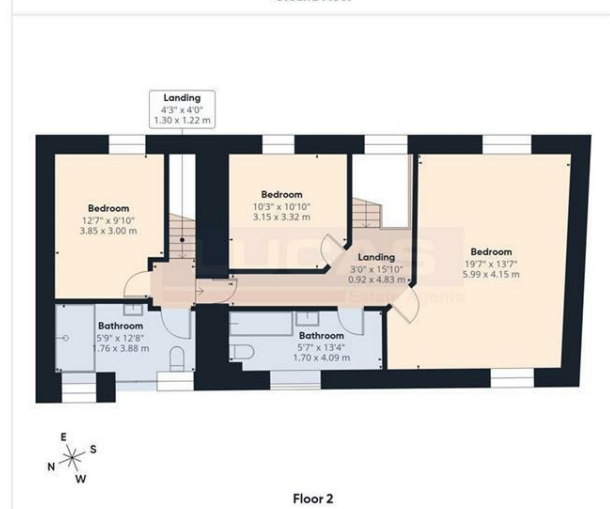
Local Authority **Isle of Anglesey**
Council Tax Band **F**
EPC Rating **D**



Approximate total area[®]
2380 ft²
221.1 m²

Balconies and terraces
234 ft²
21.7 m²

Reduced headroom
165 ft²
15.3 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.