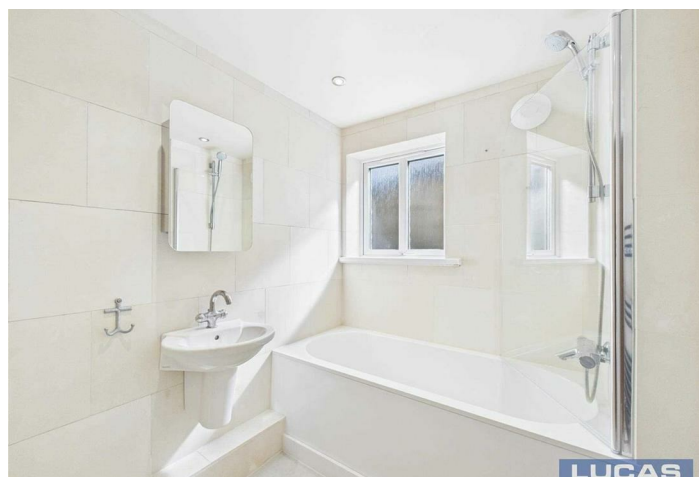
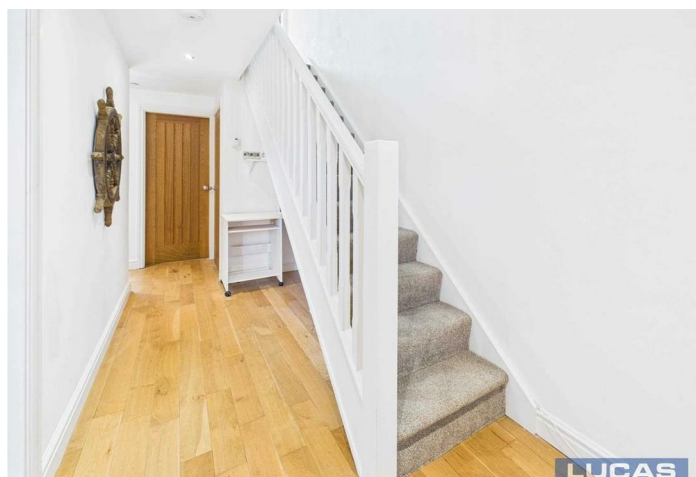




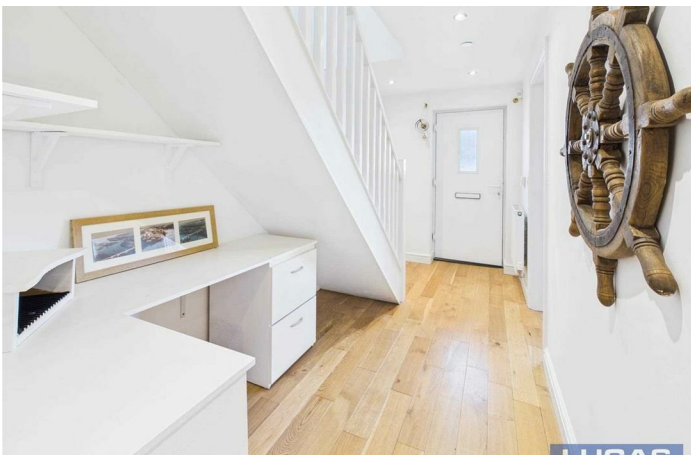
## 20 Menai Quays

Water Street, Menai Bridge, LL59 5DB

- Well Appointed 3/4 Bedroom Town House With Low Maintenance Gardens
- Spacious Open Plan Lounge/Diner/Kitchen With Balcony Terrace
- Easy Walking To Restaurants, Public Houses Along With Stunning Waterfront Walks
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
- 3/4 Bedrooms/2 Bathrooms/1 Reception
- Stunning Views Of The Menai Strait From Upper Floors
- EPC C; Council Tax Band E £2656.39 2025/2026; Broadband Up To 752 Mbps







Set In A Highly Sought After Position On Water Street And Almost Directly Opposite The Slipway Is This Well-Appointed Semi Detached 3/4 Bedroom Town House With Fabulous Views Over The Menai Strait From The First Floor Balcony. The Property Benefits From Two Allocated Parking Spaces At The Rear And Very Low Maintenance Gardens To The Front, Side And Rear. The House Is Within Easy Walking Distance Of All The Towns Numerous Amenities Which Include A Waitrose Store, Many Fine Public Houses & Restaurants Along With A Wealth Of Boutique Shops Along With Bus Services To Towns On The Island Of Anglesey And Across The Strait To The University City Of Bangor. The A55 Expressway Is Only 1/2 Mile Distant With The Telford Suspension Bridge A Short Walk Away.

#### Agents Notes

The property is of standard construction under a slate roof.

The Property Tenure Is Leasehold. 100-year lease from 2009 with 84 years remaining.

Ground Rent £201.54 pa

Maintenance service charge £573 pa.

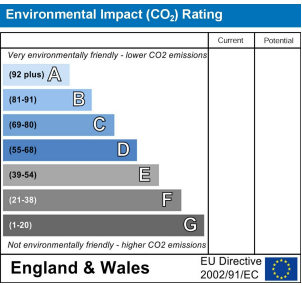
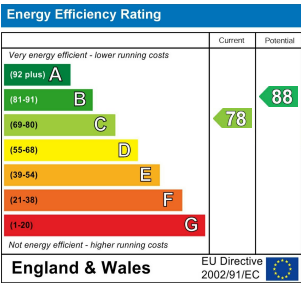
Council Tax Band E £2656.39 2025/2026

#### Exact Location

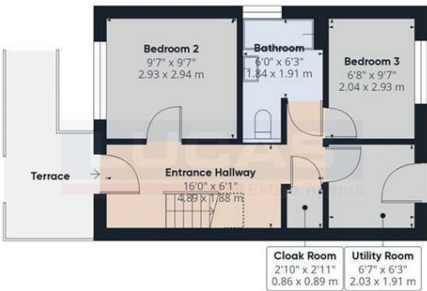
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#### Note to Customers

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  
Council Tax Band E  
EPC Rating C



Approximate total area<sup>®</sup>  
993.31 ft<sup>2</sup>  
92.28 m<sup>2</sup>  
  
Balconies and terraces  
18.73 ft<sup>2</sup>  
1.74 m<sup>2</sup>  
  
Reduced headroom  
103.83 ft<sup>2</sup>  
9.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

Lucas & Co Estate Agents  
22 High Street, Menai Bridge  
Isle of Anglesey LL59 5EE

Contact  
01248 714567  
menai@lucasestateagents.com

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.