



9 Lon Y Bryn Menai Bridge LL59 5LL  
Freehold Semi Detached  
OFFERS OVER £280,000

- Contemporary Styled & Very Well-Appointed Semi-Detached House Located In An Established Residential Setting On The Very Sought-After Lon Y Bryn Road
- 3 Bedrooms/1 Bathroom/1 Reception
- Boasts New Windows & Doors (2025), Recently Installed Bathroom (2023)
- Significant Ample Off-Road Parking For Several Vehicles, Beautifully Landscaped West Facing Rear Garden
- Patio/Entertaining Area And A Detached Garage/Workshop Together With Distant Mountain Views To The Front Aspect
- Very Convenient For The A55 Expressway & Is Only A Short Walk To A Nearby Convenience Store Whilst The Town Centre Is Around 10-12 Minutes' Walk
- Council Tax Band C £1931.92 2025/2026; Broadband Up To 653 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A Contemporary Styled & Very Well-Appointed Semi-Detached House Located In An Established Residential Setting On The Very Sought-After Lon Y Bryn Road In The Town Of Menai Bridge. The Property Boasts New Windows & Doors (2025), Recently Installed Bathroom (2023), Significant Ample Off-Road Parking For Several Vehicles, Beautifully Landscaped West Facing Rear Garden, Together With A Patio/Entertaining Area And A Detached Garage/Workshop Together With Distant Mountain Views To The Front Aspect. The Dwelling Is Very Convenient For The A55 Expressway & Is Only A Short Walk To A Nearby Convenience Store Whilst The Town Centre Is Around 10-12 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants & Boutique Shops. Viewing Both Internal & Externally Is Highly Recommended.

The accommodation which benefits from gas central heating and double glazing briefly comprises a composite front door into entrance hallway with useful built in storage cupboard, stairs to first floor landing, stripped timber flooring and door off into a spacious lounge/diner with stripped timber flooring, recess for wood burning stove set on slate hearth, window to front aspect, patio doors leading out onto a flagged patio/entertaining area and lawned garden, built in cloaks cupboard, door through into the kitchen/diner briefly comprising base and wall storage cupboards with complementary worksurfaces and tiled splashbacks, recessed lighting, integrated built under double oven, AEG touch control induction hob with integrated extractor over, space for free standing dishwasher, space for free standing fridge/freezer, window to front aspect, door leading out to the rear patio and garden with adjoining window to rear aspect, low maintenance tiled flooring.

The first floor briefly comprises a landing with access to loft space, built in airing cupboard, doors leading off into bedroom 1 with fitted double wardrobe and window to front aspect with distant mountain views, bedroom 2 with fitted double wardrobe and window to front aspect with distant mountain views bedroom 3 with built in cupboard, bank of fitted wardrobe storage with sliding doors, window to rear aspect overlooking the patio area and garden and completing the accommodation is a recently installed contemporary fitted bathroom suite briefly comprising a panelled bath with mixer tap, corner shower cubicle with mains operated power shower, low flush Wc, cantilever sink with mixer tap and storage drawers under with mirrored light over, complementary tiled flooring, complementary low maintenance wall cladding throughout, recessed lighting and frosted window to rear aspect.

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### Externally

A gravelled driveway to the front provides ample off-road parking for several vehicles with onward access to a detached garage/utility/workshop with timber folding doors with power and lighting together with plumbing for a washer, space for free standing dryer, Belfast style sink and sliding side door leading out to the side pathway. The landscaped lawned garden to the front is accessed via small steps with rectangular timber posts and ranch style fencing bordering the boundary. A pathway runs to the side of the house with space to the rear of the garage for recycling and refuse storage leading to the rear of the property with a landscaped westerly facing garden briefly comprising a patio area with sliding doors into the lounge with separate door accessing the kitchen/diner with a concrete pathway leading to the generous lawned garden with mature trees and timber fence panelling to both sides and the rear boundary.

### Location

The Property Is Very Convenient For The A55 Expressway, Primary & Secondary Schools, Town Centre & Is Around 10 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants Boutique Shops. Viewing Of This Semi-Detached House Is Advised Both Internally & Externally.

### Agents Notes

The property is of standard construction under a slate roof.  
New windows and doors May 2025  
Recently installed bathroom 2023

Council Tax Band C £1931.92 2025/2026  
Broadband Up To 653 Mbps

### Exact Location

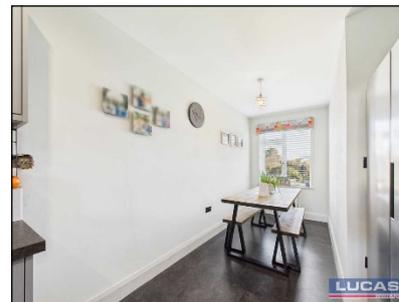
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

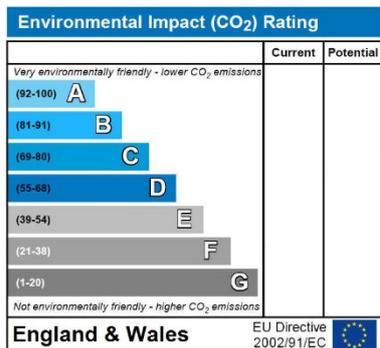
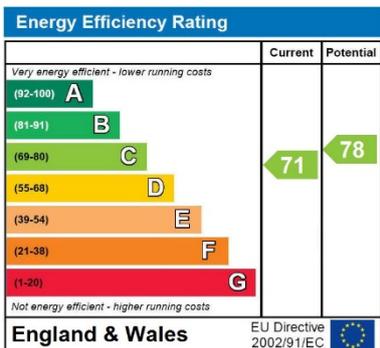
### Note to Customers

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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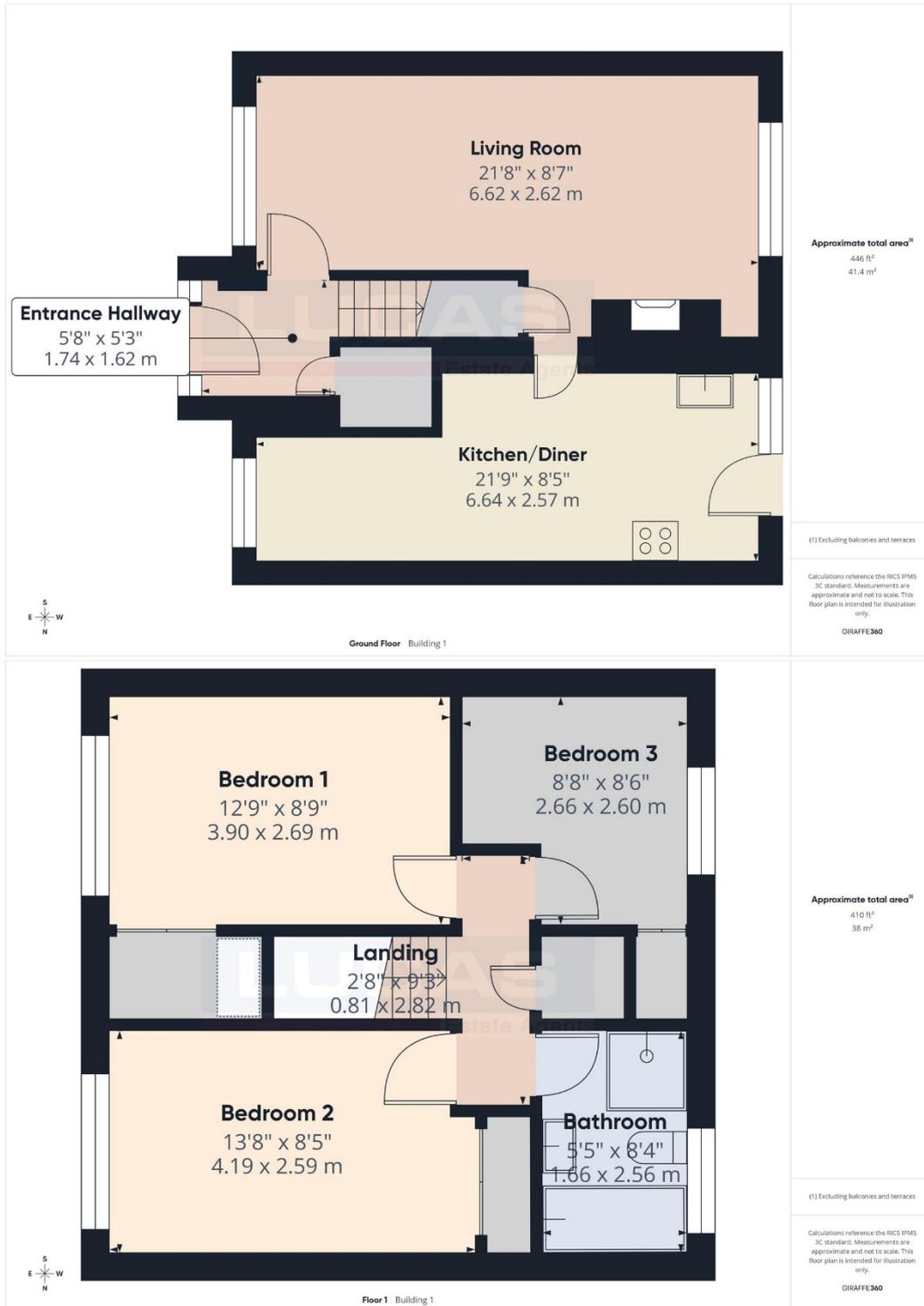


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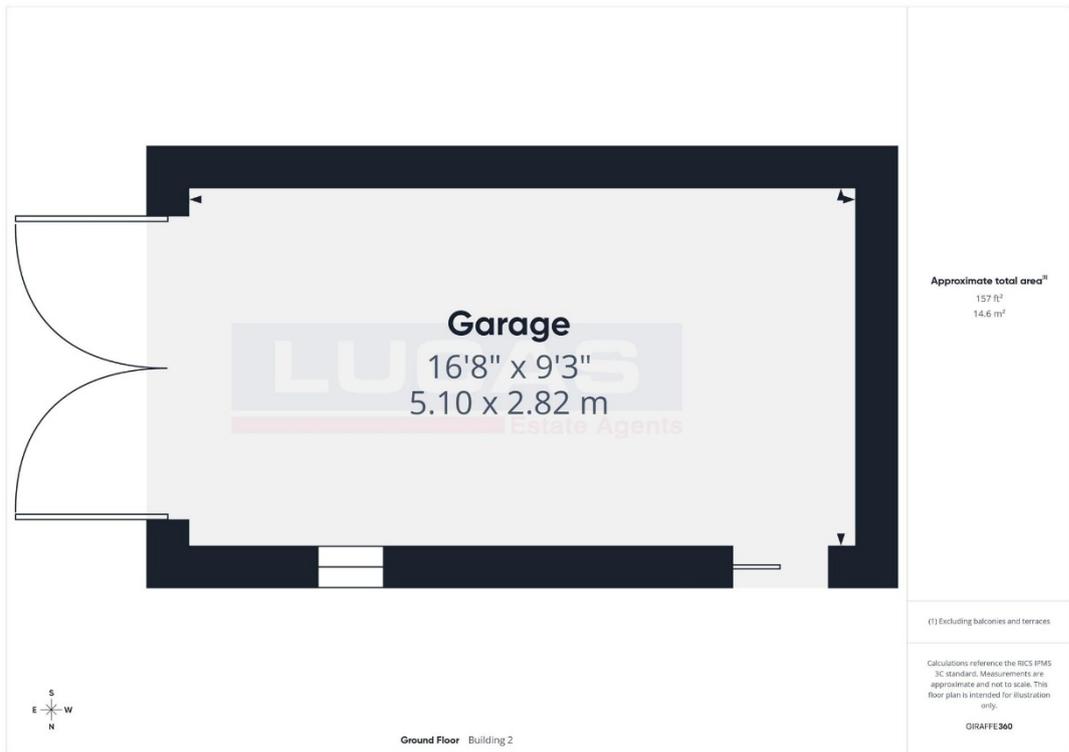


<https://find-energy-certificate.service.gov.uk/energy-certificate/0790-1261-0522-8501-3253>

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