



Y Wenllys Cambria Road Menai Bridge LL59 5HF  
Freehold Townhouse  
£410,000

- Attractive And Impressive Three Storey Victorian End Terrace Townhouse That Has Retained Many Of Its Original Features
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Sought-After Position On Cambria Road Boasting Stunning Panoramic Views Of The Menai Strait, Telford Bridge Along With Distant Views Of The Great Orme
- Spacious & Flexible Accommodation Throughout & Offers Low Maintenance Gardens Front & Rear With Useful Outbuildings.
- Within Easy Walking Of The Towns Numerous Amenities Along With Lovely Walks Adjacent By The Telford Bridge And Toward Church Island.
- EPC D; Council Tax Band E £2656.39 2025/2026; Broadband Up To 50 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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## Property Summary

A Very Attractive And Impressive Three Storey Victorian End Terrace Townhouse That Has Retained Many Of Its Original Features Throughout, Located In A Sought-After Position On Cambria Road Boasting Stunning Panoramic Views Of The Menai Strait, Telford Bridge Along With Distant Views Of The Great Orme. The Property Offers Spacious & Flexible Accommodation Throughout & Offers Low Maintenance Gardens Front & Rear With Useful Outbuildings. The Property Is Situated In A Slightly Elevated Position Very Close To The Banks Of The Menai Strait Set In A Conservation Area In The Highly Desirable Town Of Menai Bridge And Is Within Easy Walking Of The Towns Numerous Amenities Along With Lovely Walks Adjacent By The Telford Bridge And Toward Church Island.

The accommodation which benefits from gas central heating and part double glazing briefly comprises front door into vestibule with original Victorian style tiled flooring, attractive timber single glazed door and surround with inset stained glass opening to a spacious entrance hallway with recessed lighting, original Victorian style tiled flooring, timber balustrade staircase leading up to the first and second floors with useful understairs storage cupboard, painted ornate coving with matching dado rail and door leading off into the dining room with attractive flooring, single glazed sash bay window to the front aspect with views of the Menai strait, open fire with decorative slate surround and hearth, picture rail, ornate coving, square opening to the living room with attractive flooring, single glazed sash window to rear aspect overlooking rear yard area, picture rail, ornate coving and door into the entrance hallway. Continuing off the entrance hallway is a door through into the breakfast kitchen with base units and island feature with complementary solid wood work surfaces, single bowl sink with mixer tap, space for free standing dishwasher, Zanussi built under double electric oven with gas hob and slimline chimney style extractor over, complementary tiled splash back, complementary solid wood shelving, recessed lighting, multi-fuel effect gas fire stove set within an inglenook with timber lintel above and original timber storage cupboard to one side and recessed area for free standing fridge/freezer with further storage above, complementary flooring, timber door to rear yard and outbuildings with two timber framed sash windows to side aspect.

The first floor comprises a main landing with timber balustrade staircase leading up to the second floor and doors off into the lounge having previously been two rooms with stripped timber flooring, with double aspect timber framed sash windows to the front elevation with feature bay window seat boasting stunning panoramic views overlooking the Menai Strait and down toward the Great Orme in the distance, living flame gas fire with decorative slate

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surround and hearth, picture rail, ornate coving. Bedroom 1 en suite with two built in wardrobes with complementary open shelving to side, picture rail, single glazed timber framed sash window to the rear elevation and timber glazed panelled door off into the en suite briefly comprising a walk in shower with mains shower and glazed panelled screen with complementary tiled splash back, timber free standing vanity unit with bowl and mixer tap, low level Wc, heated towel rail, timber panelled ceiling with recessed lighting, tiled flooring, complementary tiled walls with attractive slatted wall panelling single glazed frosted sash window to side aspect and extractor fan.

Continuing off the main landing are steps to a split landing with dado rail, loft access and door off into the main bathroom with a period suite briefly comprising a claw foot roll top bath with mixer tap, vanity unit with matching hot and cold taps, low level Wc, feature cast iron fire surround, low maintenance flooring, built-in airing cupboard with shelving and wall mounted Worcester gas condensing combi boiler and single glazed timber framed sash window to side aspect.

The second floor comprises a half landing with dado rail, Velux roof light and stairs up the main landing area with a dado rail and Slingsby style ladder to loft access and doors leading off into bedroom 2 with a cast iron fire place, recently installed double glazed sash window to rear aspect, bedroom 3 with a cast iron fire place, recently installed double glazed sash window to front aspect boasting panoramic fabulous views over and down the Menai Strait together with views of the Telford bridge and Great Orme in the distance, bedroom 4/office with recently installed double glazed sash window to front aspect boasting panoramic fabulous views over and down the Menai Strait together with views of the Telford bridge and Great Orme in the distance.

#### Externally

Slate steps leading up to an elevated low maintenance garden area with slate chippings along with a small shrubbery bed and a decked seating area at the front with a gravelled path to the side taking you to rear entrance. To the rear is a concreted area with space for refuse and recycling units with steps leading up to a pedestrian access lane. Additionally, there are useful outbuildings comprising a utility /storage room with Belfast sink and space for a washer with door into a storage shed. Adjoining the outbuilding is a small coal/log store shed.

#### Location

Menai Bridge is a bustling town situated on the edge of the famous Menai Strait. The main town is home to an interesting mixture of Georgian, Victorian and Edwardian architecture and grew up around the original ferry crossing to and from the mainland, long since replaced by the famous suspension bridge built by Thomas Telford. The town is a popular destination for mooring and has facilities for launching boats. Menai Bridge is a great place to shop having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris. There are schools and excellent road links

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which provide easy access to the city of Bangor just across the water where you will find a wide range of high street stores and out of town shopping outlets. The A55 allows easy access to the coastal towns with their award-winning beaches and the port of Holyhead.

#### Agents Notes

The property is of stone construction under a slate roof and is set within a conservation area. The top floor has undergone replacement of existing single glazed sash windows with new double glazed sash windows (2024)

Council Tax Band E £2656.39 2025/2026

Broadband Up To 50 Mbps

Exact Location

what3words ///imported.nicer.vibe

EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2817-7560-2025-0261>

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.

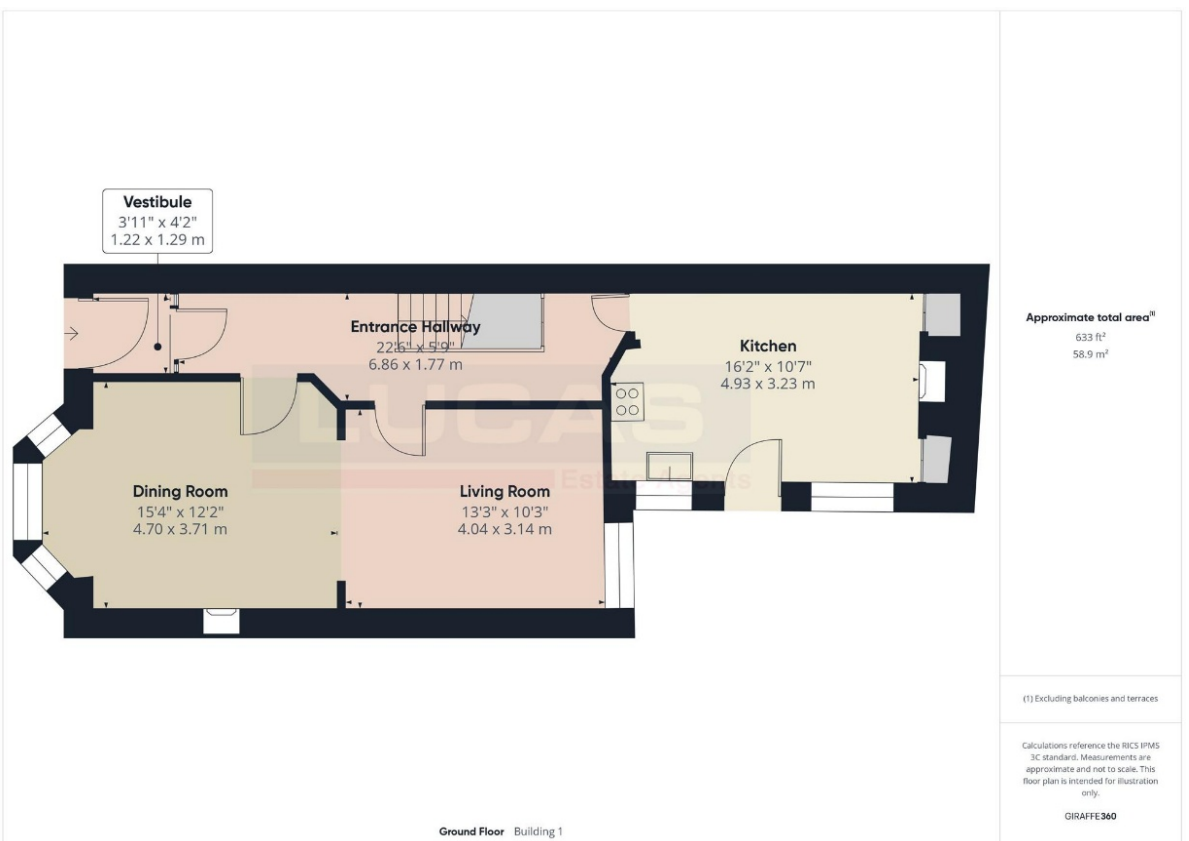
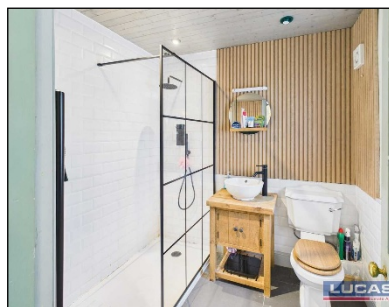
#### Note to Customers

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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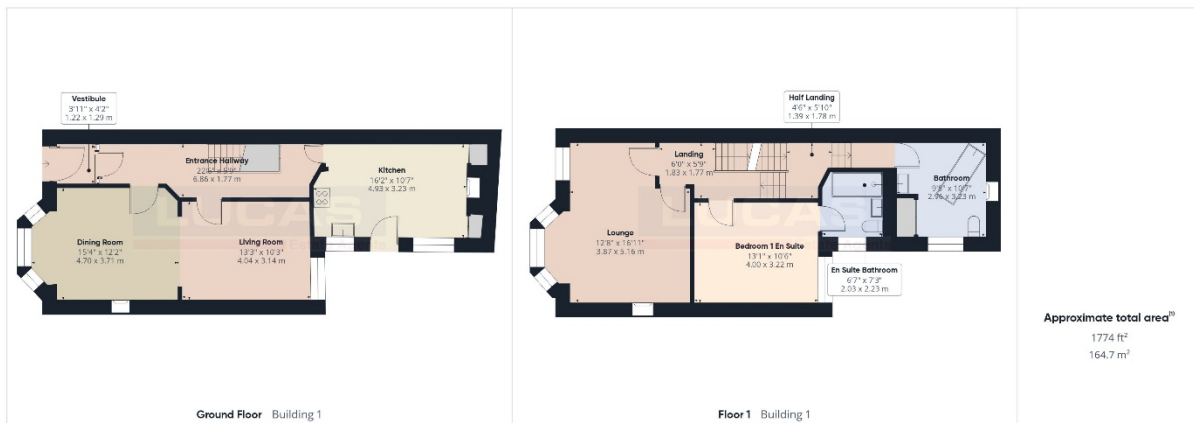
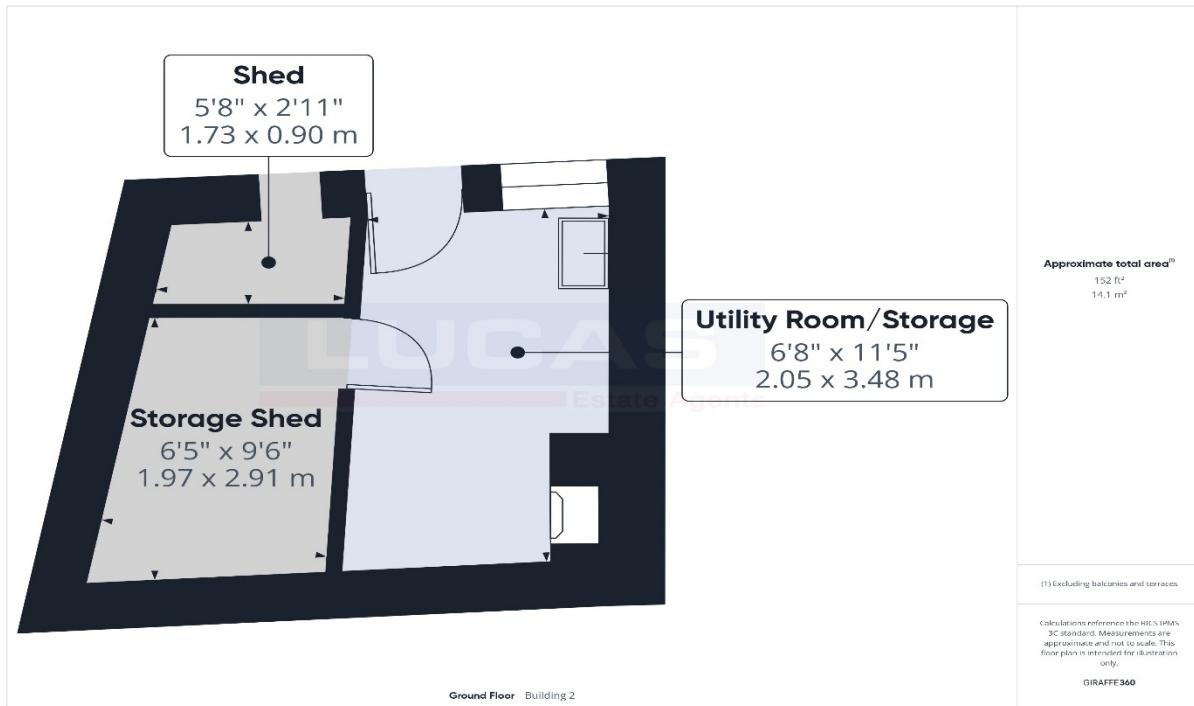
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