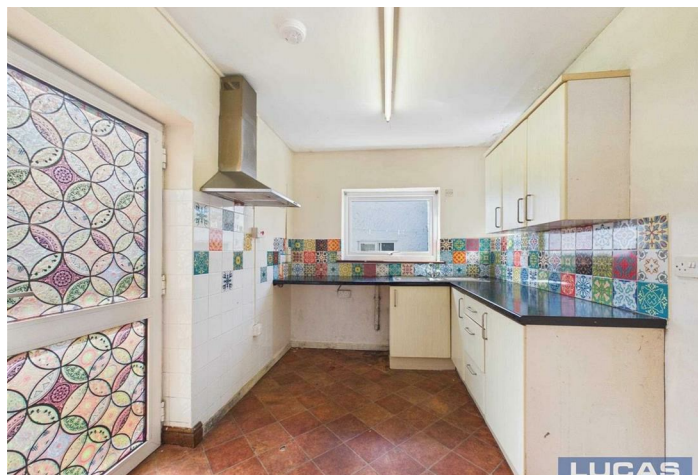
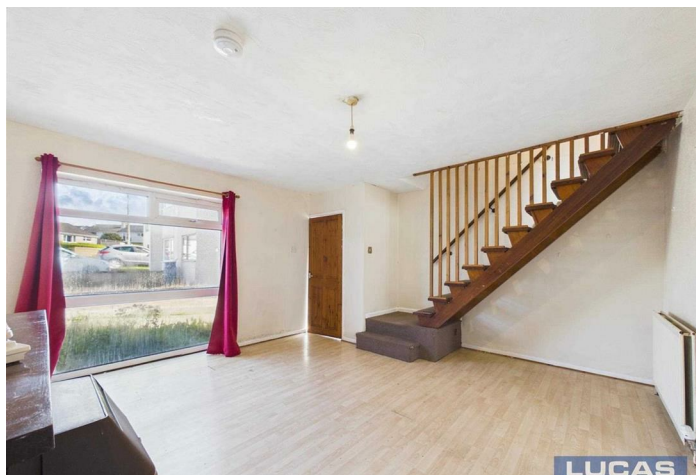




9 Lon Y Gamfa

Menai Bridge, LL59 5QJ

- Semi Detached Home Ideally Placed In Town
- Very Low Maintenance Enclosed Rear Outdoor Space
- Driveway With Off Road Parking And Detached Garage
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired
- 3 Bedrooms/1 Bathroom/2 Receptions
- Excellent Renovation And Investment Opportunity
- EPC D; Council Tax Band C £2035.92 2026/2027; Broadband Up To 99 Mbps





An exciting opportunity to acquire a well-proportioned three-bedroom semi-detached home, offering generous living space, practical features, and outstanding potential for modernisation.

- Three-bedroom semi-detached home
- Spacious lounge and separate dining room
- Kitchen with potential for open-plan redesign
- Family bathroom
- Private driveway and detached garage
- Enclosed rear outdoor space
- New gas central heating boiler installed in 2024
- Excellent renovation and investment opportunity



Positioned within an established residential setting, the property presents an ideal prospect for first-time buyers, investors, or those seeking a project to create a home tailored entirely to their own tastes and requirements.

Upon entering the property, you are welcomed into a spacious and light-filled lounge, featuring a large front-facing window that allows natural light to pour in, creating a bright and inviting living environment. The ground floor continues with a separate dining room and a kitchen area, both offering excellent scope to be reconfigured into a contemporary open-plan kitchen-diner—perfect for modern family living.

Upstairs, the property comprises three bedrooms, including a well-sized principal bedroom and two additional rooms that lend themselves perfectly to children's bedrooms, guest accommodation, or a home office. The family bathroom is functional in its current form but offers clear potential for upgrading to a stylish modern suite.

Externally, the property benefits from a private driveway providing off-road parking, along with a detached garage—ideal for additional storage or workshop use. To the rear, there is an enclosed outdoor area which, while currently low maintenance, offers a blank canvas for landscaping or redesign to create an enjoyable outdoor space.

While the property requires updating throughout, it offers solid fundamentals including a practical layout, good internal proportions, and highly desirable features such as the gar

Lounge

Kitchen

Dining Room

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Rear Garden



Lounge

Kitchen

Dining Room

Bedroom 1

Bedroom 2

Bedroom 3

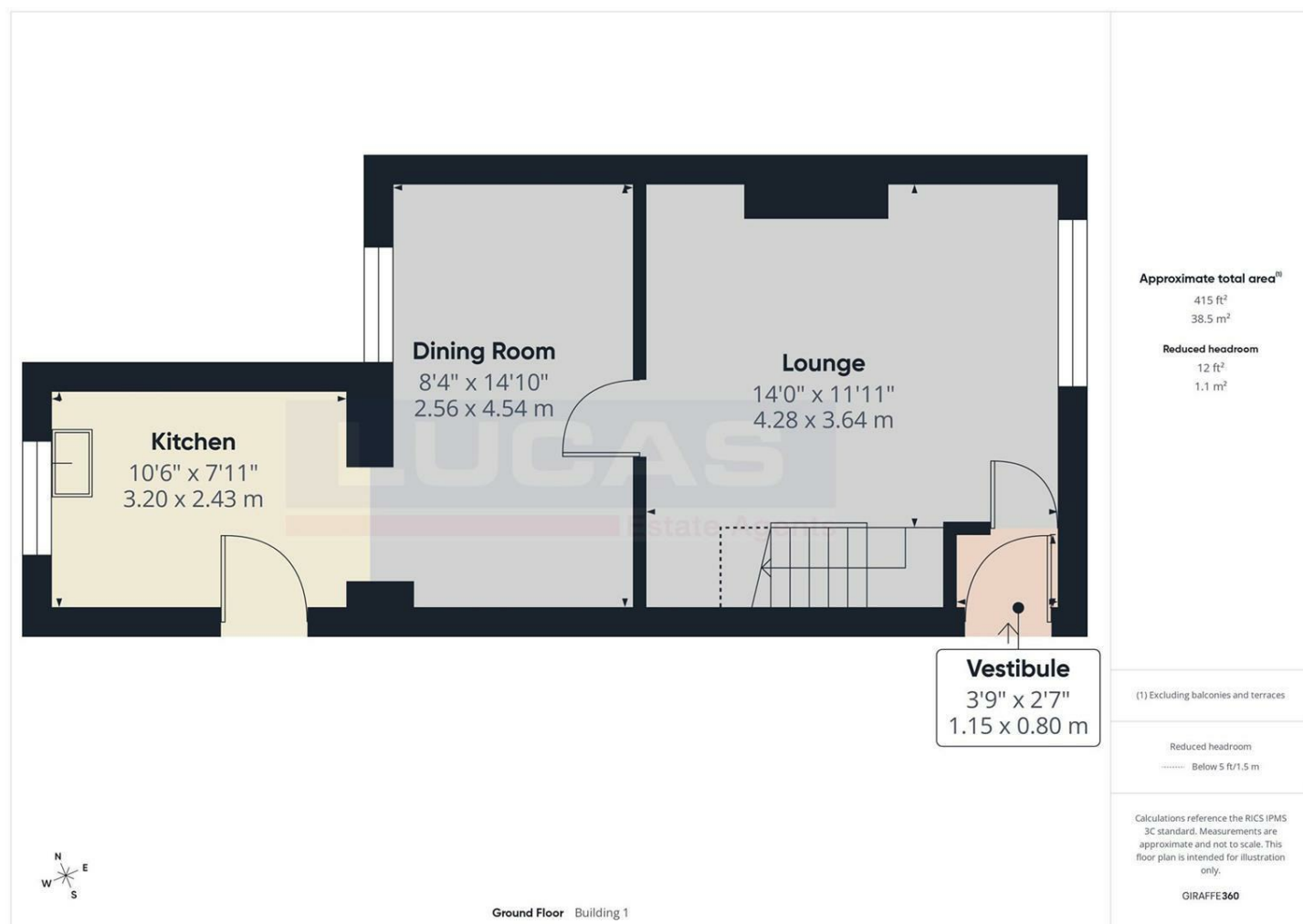
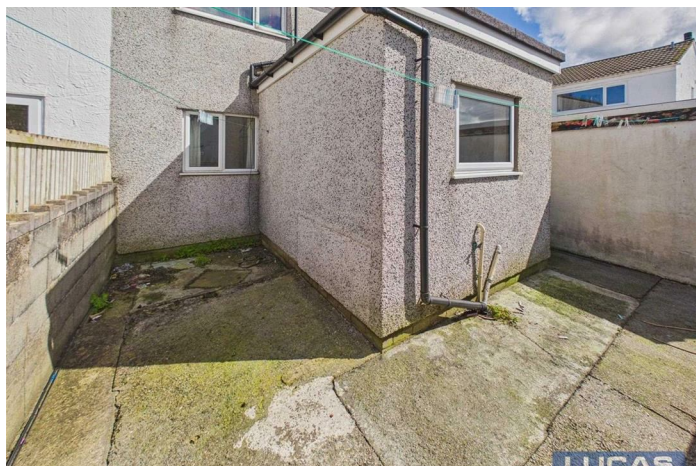
Bathroom

Rear Garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Local Authority
Council Tax Band C
EPC Rating D



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.