



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) With Underfloor Heating
- 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 and beautifully appointed semi-detached home, this impressive property is set within an established residential area on the highly sought after Lon y Bryn in Menai Bridge. Upgraded in recent years, it features new windows and doors (2025), a stylish modern bathroom (2023) with underfloor heating, and generous off-road parking for several vehicles. The landscaped west facing rear garden, patio/entertaining area, and detached garage/workshop further enhance its appeal, while the front aspect enjoys distant mountain views.

Perfectly positioned for convenience, the property is within easy reach of the A55 Expressway, a short stroll from a nearby convenience store, and around a 10–12-minute walk from Menai Bridge town centre with its Waitrose supermarket, restaurants, public houses, and boutique shops. Internal and external viewing is highly recommended.

Accommodation

Ground Floor

- Composite front door into entrance hallway with built in storage cupboard, stripped timber flooring, and stairs to first floor
- Spacious lounge/diner with stripped timber flooring, recess for wood burning stove on slate hearth, window to front aspect, and patio doors opening onto the rear entertaining area and garden.
- Built in cloaks cupboard
- Kitchen/diner fitted with base and wall units, complementary work surfaces and tiled splashbacks, recessed lighting, integrated double oven, AEG induction hob with extractor, space for dishwasher and fridge/freezer.
- Window to front aspect and door to rear patio/garden
- Low maintenance tiled flooring

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First Floor

- Landing with loft access and built in airing cupboard.
- Bedroom 1: fitted double wardrobe, window to front aspect with distant mountain views.
- Bedroom 2: fitted double wardrobe, window to front aspect with distant mountain views.
- Bedroom 3: built in cupboard, extensive fitted wardrobe storage with sliding doors, window overlooking the rear garden.
- Recently installed contemporary bathroom with panelled bath, corner shower with mains power shower, low flush WC, cantilever sink with storage drawers, underfloor heating, recessed lighting, tiled flooring, and frosted rear window.

Externally

- Large, gravelled driveway providing ample parking for multiple vehicles.
- Detached garage/utility/workshop with timber folding doors, power and lighting, plumbing for washer, space for dryer, Belfast style sink, and side access door.
- Landscaped front garden with lawn, timber posts, and ranch style fencing
- Side pathway with space for refuse and recycling storage
- Attractive west facing rear garden featuring a flagged patio/entertaining area, access from both lounge and kitchen, concrete pathway, generous lawn, mature trees, and timber fencing to boundaries.

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

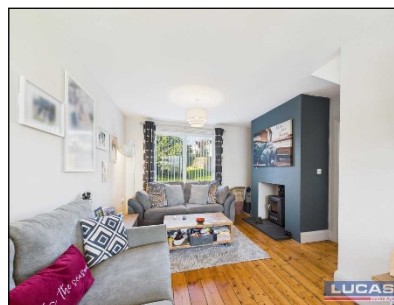
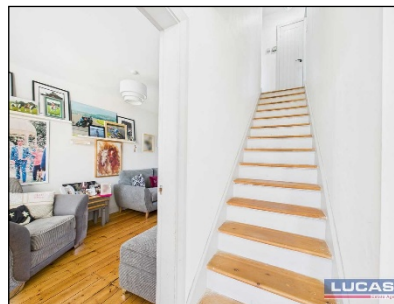
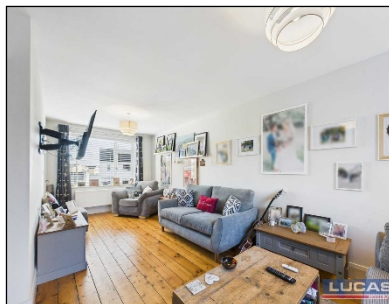
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Exact Location
what3words ///connector.pony.straying

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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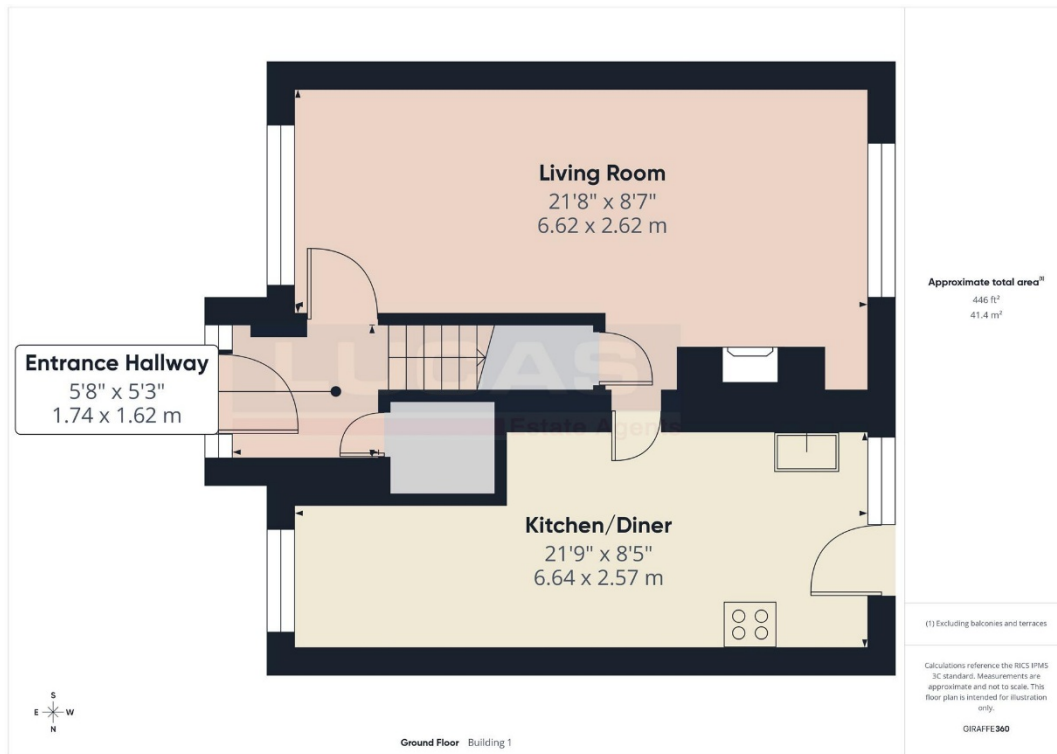


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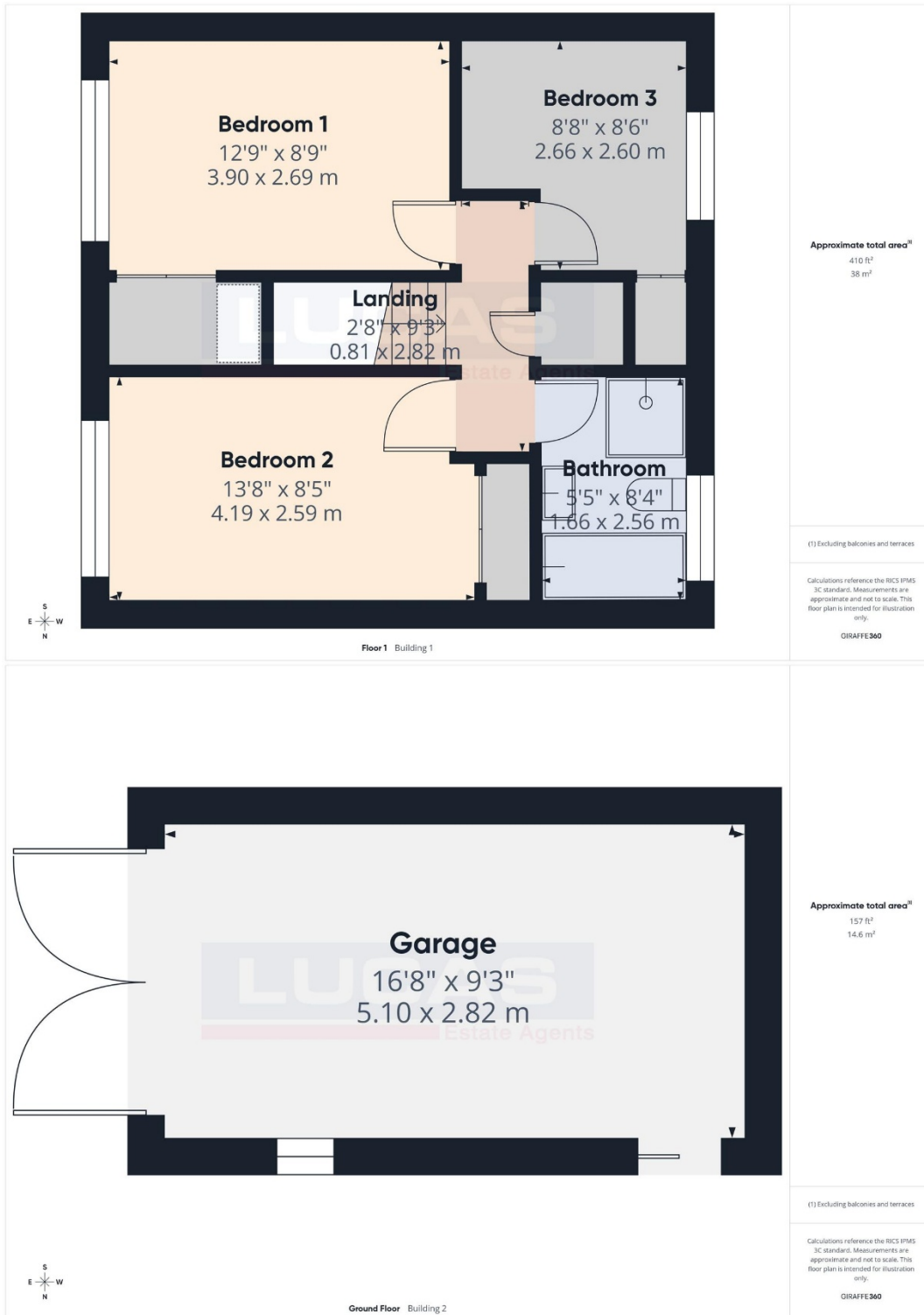
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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



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