



9 Bron Fedw Menai Bridge LL59 5BS
Freehold Semi Detached
£195,000

- Well Appointed & Fully Modernised End Terrace House Ready To Move Into With Added Benefit Of No Onward Chain
- 3 Bedrooms/2 Bathrooms/1 Reception
- Boasts Glimpses Of The Menai Strait & Mountains From The Upper South Facing Windows
- South Facing Tiered Gardens To the Rear
- Off Road Parking To The Side For Two Vehicles Along With A Rear Yard And Storage Building
- EPC D; Council Tax Band C 2026/2027 £2035.92; Broadband Up To 693 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 Beautifully Modernised End Terrace Home in a Prime Menai Bridge Location

Located on the ever-popular Mount Street in Menai Bridge, this exceptionally well-appointed end terrace house has recently been comprehensively modernised throughout and is perfectly positioned for easy access to the town centre, coastal walks and local amenities.

The property has recently undergone an extensive programme of improvement, including a new kitchen and utility room, newly installed bathrooms, full rewiring, partial re plumbing, new floor coverings and redecoration throughout, allowing incoming buyers to move straight in with complete peace of mind.

From the upper south facing windows, the house enjoys attractive glimpses of the Menai Strait and views towards the Snowdonia mountain range, adding to the appeal of this superbly positioned home.

Accommodation

The accommodation benefits from gas central heating and double glazing and briefly comprises:

A front door opens into a welcoming entrance hallway with staircase to the first floor and a frosted window to the side aspect. A door leads into the lounge, featuring an electric fire, recessed lit alcove and a picture window to the front aspect.

From the lounge, a door leads through into the kitchen/diner, fitted with a modern range of base and wall units with complementary work surfaces. The kitchen includes a one and a half bowl sink with mixer tap, integrated under counter fridge, built under electric oven and ceramic hob with glass splashback and extractor above. Recessed lighting, low maintenance flooring, two rear facing windows and a built-in storage cupboard complete the space.

Off the kitchen/diner is a newly installed ground floor shower room, comprising a contemporary shower cubicle with electric shower and low maintenance wall cladding, low flush WC, fitted vanity wash basin with storage beneath, frosted side window and practical flooring.

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.

A glazed door from the kitchen leads into a rear hallway with ceramic tiled flooring, a door opening to the rear yard and gardens, and access into the newly fitted utility room. The utility offers further base and wall storage units, space for a washing machine and tumble dryer, space for a tall fridge/freezer, extractor fan, frosted rear window and low maintenance flooring.

First Floor

The first floor features a light and airy landing with loft access and frosted side window. There are three bedrooms, including:

- Bedroom One: front facing, enjoying views of the Menai Strait and mountains
- Bedroom Two: rear facing, overlooking the tiered gardens
- Bedroom Three: front facing, again benefitting from strait and mountain views

Completing the accommodation is the newly installed family bathroom, fitted with a modern suite including a panelled bath with mains shower and glass screen, pedestal wash basin, low flush WC, slimline heated towel rail, low maintenance flooring and a frosted rear window.

Externally

To the side of the property is off road parking for two vehicles with a pathway leading to the rear. There is a useful linked storage building and a rear yard ideal for refuse and recycling storage.

Steps lead up to south facing tiered gardens arranged over five levels, mainly laid to lawn, with two upper tiers featuring concrete bases ideal for outdoor seating, planters, tubs and a garden shed. From the gardens, the property enjoys further glimpses of the Menai Strait and views towards the Snowdonia mountain range, creating a tranquil and elevated outdoor setting.

Location

The property is only a short walk from the centre of Menai Bridge accessed via a pathway close by that leads onto Cadnant road, with its local shops, including a Waitrose and an excellent selection of restaurants and cafés. Secondary schools David Hughes, Friars and St Gerard's private school, as well as three primary schools and Trefos Prep School and Nursery are within easy reach of the property. The university town of Bangor is under 4 miles away, providing further amenities, including a large selection of shops, supermarkets and leisure facilities. Whilst Anglesey offers a wealth of cultural and leisure opportunities, especially for water sports enthusiasts and the mountains of Snowdonia are very easily accessible. Bangor's mainline station offers fast direct connections to Chester, Cardiff and London. The A55 provides access towards Holyhead and eastwards across North Wales towards Cheshire, Liverpool and Manchester.

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.

Summary

A stylish, fully modernised home in one of Menai Bridge's most desirable locations, offering parking, outdoor space, views and walk to town convenience — early viewing is highly recommended.

- Fully modernised throughout – truly ready to move into -No Chain
- Highly sought after Mount Street location
- Walking distance to Menai Bridge town centre and Cadnant Road amenities
- Off road parking for two vehicles
- South facing tiered gardens with seating areas
- Glimpses of the Menai Strait and Snowdonia mountain range
- Recent New kitchen, utility room and bathrooms
- Fully rewired, part re plumbed, redecorated throughout
- Gas central heating and double glazing

Agents Notes

The property is of mainly brick construction with spar dashed elevations under a pitched slate roof.

10 Bron Fedw has right of way access at rear for refuse

Council Tax Band C 2026/2027 £2035.92

Broadband Up To 693 Mbps

Exact Location

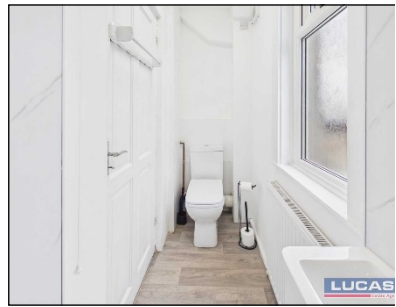
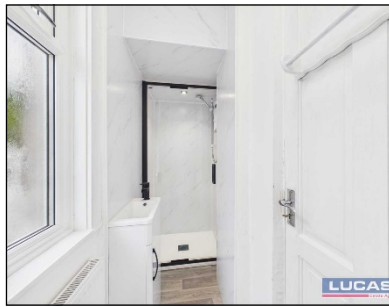
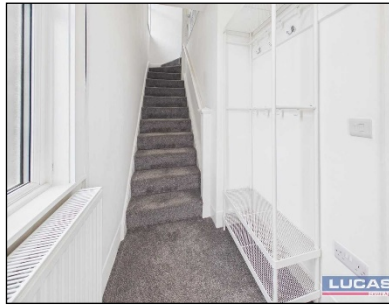
what3words ///home.live.anchorman

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.

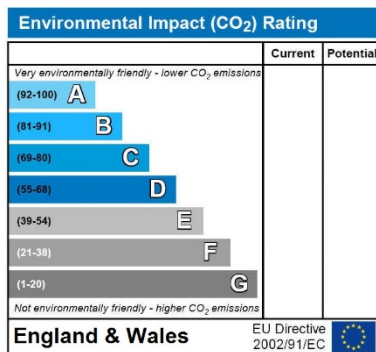
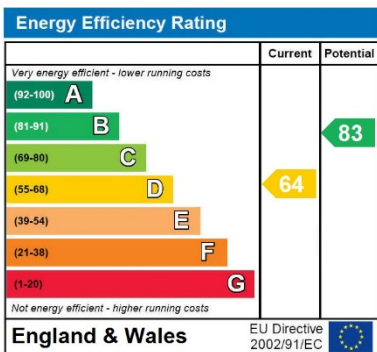
Note to Customers

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.

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.

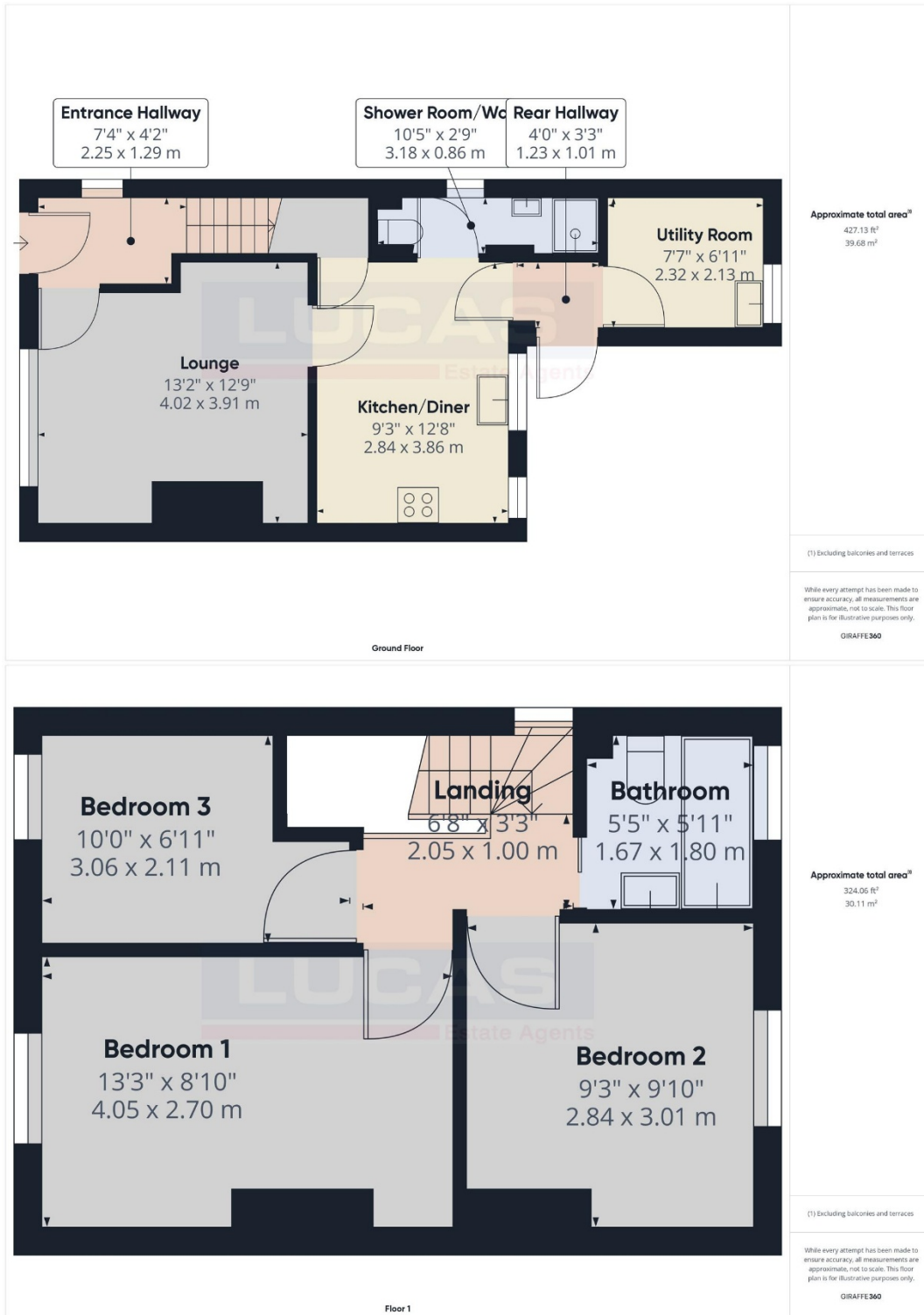


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0189-3038-8206-3114-8204>

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.



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.



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.