



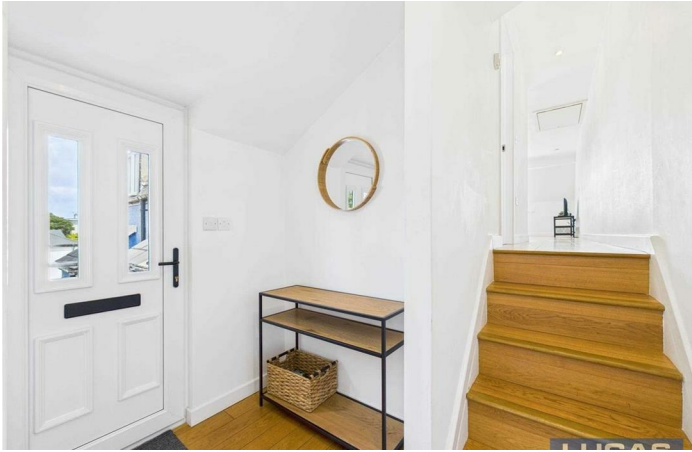
Offers In The Region Of

Flat 3 Wilmar Beach Road

Menai Bridge, LL59 5HB

- Well Presented 1 Bedroom Freehold Second Floor Flat Ideally Placed On Beach Road
- Fabulous Views Of The Menai Strait Along With Views Overlooking The Bowling Green
- Externally To The Rear Is An Enclosed Courtyard Area With A Right Of Way Access To Flat 3 Via An External Staircase
- EPC C; Broadband Up To 703 Mbps; Council Tax Band Nil Charge Business Rates 2025/2026-If Occupied As Main Residence The Council Tax Band Is A £1526.94 2026/2027
- 1 Bedroom/1 Bathroom/1 Reception & Attic Room
- Panoramic Views Of The Telford Bridge, Bangor Pier & Great Orme In The Distance
- Ideal For A Couple, First Time Buyer Or Somebody Thinking Of Downsizing Or Be Equally Suitable As A Holiday Let
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired





A Very Well Presented 1 Bedroom Freehold Second Floor Flat Ideally Placed On Beach Road With Fabulous Views Of The Menai Strait Along With Views Overlooking The Bowling Green, Together With Panoramic Views Of The Telford Bridge, Bangor Pier & Great Orme In the Distance. The Flat Is Very Light & Well Proportioned Throughout With A Open Plan Lounge/Kitchen/Diner, Double Bedroom & Generous Bathroom With The Added Benefit Of A Spacious Attic Room. Externally To The Rear Is An Enclosed Courtyard Area With A Right Of Way Access To Flat 3 Via An External Staircase

The Flat Would Be Ideal For A Couple, First Time Buyer Or Somebody Thinking Of Downsizing Or Be Equally Suitable As A Holiday Let & Is Extremely Well Placed In The Town For The Numerous Local Amenities Together Within Easy Walking Of The Belgian Promenade, Bowling Green & Slipway To The Menai Strait & Also Benefits From Having No Onward Chain.



The accommodation which benefits from gas central heating and double glazing briefly comprises external staircase onto the second floor balcony with door leading into the entrance hallway with oak flooring, built in cloaks cupboard housing gas central heating boiler, stairs to landing and door off into a spacious bathroom briefly comprising a free standing bath with mixer tap, built in shower cubicle with mains operated shower with complementary tiled splash back, low flush Wc, pedestal wash hand basin with mixer tap, chrome heated towel rail, recessed alcoves, recessed lighting, complementary tiled flooring, extractor fan and frosted window to side aspect.



Continuing off the entrance hall are steps to the landing area with oak flooring, recessed lighting and door through into bedroom 1 with recessed lighting and window to the rear aspect with fine views of the old presbyterian church, opening through into a light a spacious open plan lounge/kitchen/diner with oak flooring throughout, recessed lighting and briefly comprising the kitchen area with base and wall stor



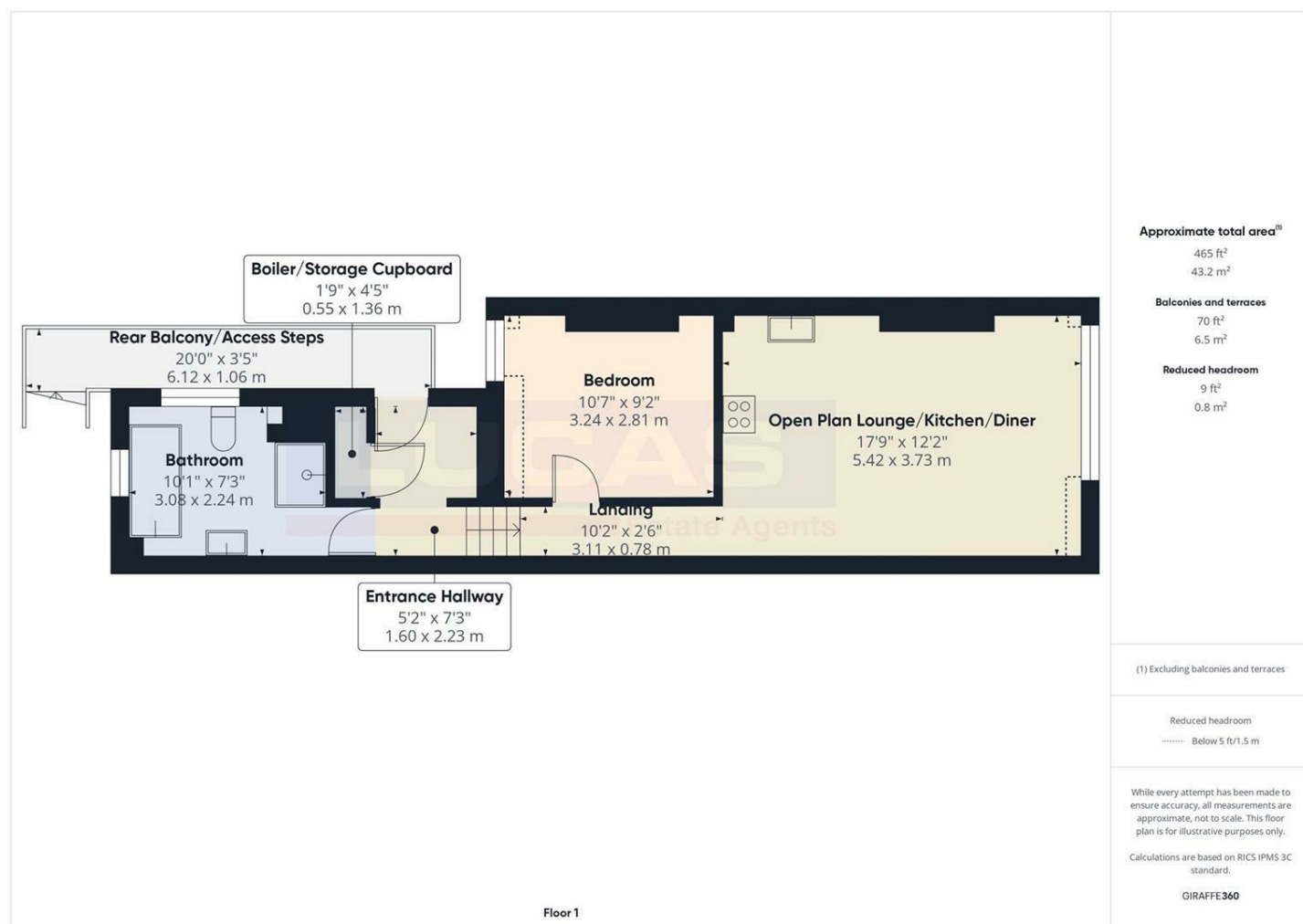
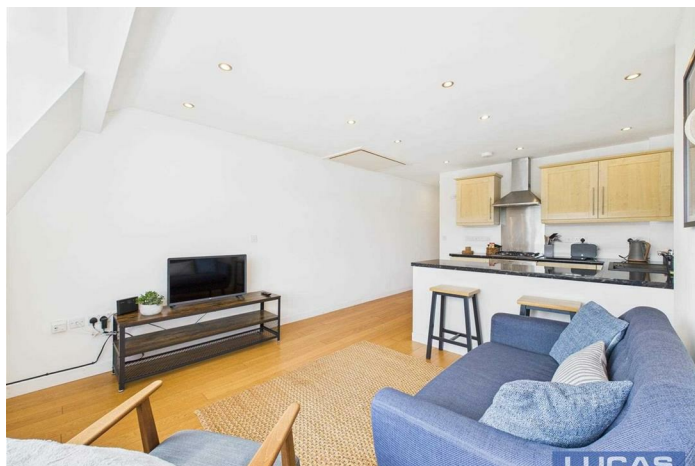
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



LUCAS

Local Authority
Council Tax Band **A**
EPC Rating **C**



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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.