



RESIDE
MANCHESTER



Glan Ceris House Beach Road
Menai Bridge, LL59 5HD

Offers Over £2,200,000



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Glan Ceris House was built approximately 5 years ago as a bespoke private residential dwelling. Built on an elevated plot over looking the Menai Strait, this 5 bedroom 5 bathroom home is located between Britannia Bridge and the Menai Suspension Bridge with stunning views of both bridges and over the Menai and beyond.

Introduction

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Entrance

The house is built over 4 levels, all with underfloor heating and electric blackout blinds to the living area and bedrooms.

The main entrance door opens out into a hallway space with floating staircase leading up to the principal bedroom suite. The hallway is tiled with wood-effect flooring with four king-sized bedrooms radiating off the hallway at ground level.

Four Ground Floor Bedrooms

Bedroom 1 - King size bedroom with dual aspect windows, fitted wardrobes, bedside tables and dressing table. Ensuite includes a bath with shower above, large sink unit, heated and lit mirror, and wall hung toilet.

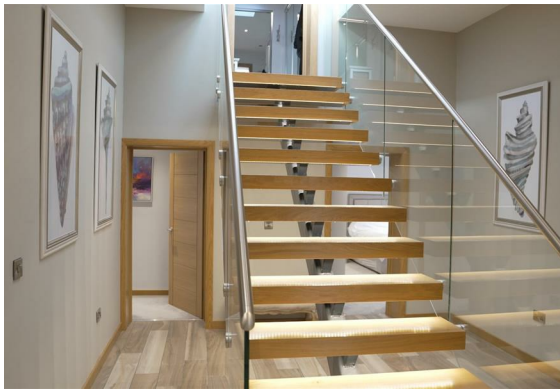
Bedroom 2 - King size bedroom with one large window, fitted wardrobes and bedside drawers. Ensuite has walk in rainfall shower, large sink unit, wall hung toilet and heated and lit mirror.

Bedroom 3 - King size bedroom with one large window, fitted wardrobes, bedside tables and desk. Ensuite has walk in rainfall shower, large sink unit, wall hung toilet and heated and lit mirror.

Bedroom 4 - King size bedroom with one large window, fitted bedside tables and desk and a built in wardrobe space. Ensuite has walk in rainfall shower, large sink unit, wall hung toilet and heated and lit mirror.

WC off the hallway with tiled flooring.

Reception "Snug" Room with a door out to the back car park.





Ground Level 2

Stairs lead down from the hallway into the utility room, leading to the double garage and the boiler room.

The utility room has a drying room cupboard, linen storage cupboard, sink, and under counter space for 3 appliances.

The garage doors are electrically operated.

The driveway has space for two cars outside the garage doors and parking round the back fits 5+ cars.

Kitchen & Living Area

Steps up from the hall lead into the main kitchen and living area

The kitchen has all Miele appliances with gas cooker hob, industrial extractor fan, charcoal grill, 4nr hide and slide ovens (one doubles up as a microwave), 2nr warming drawers, full height american miele freezer, fridge and wine fridge, 2nr sink areas with a quooker boiling tap at each sink. Large central island with seating area for stools.

The lounge area has a gas fire, feature tv wall and panoramic bifold doors opening out on to a balcony area with bbq area and seating for 10 people.

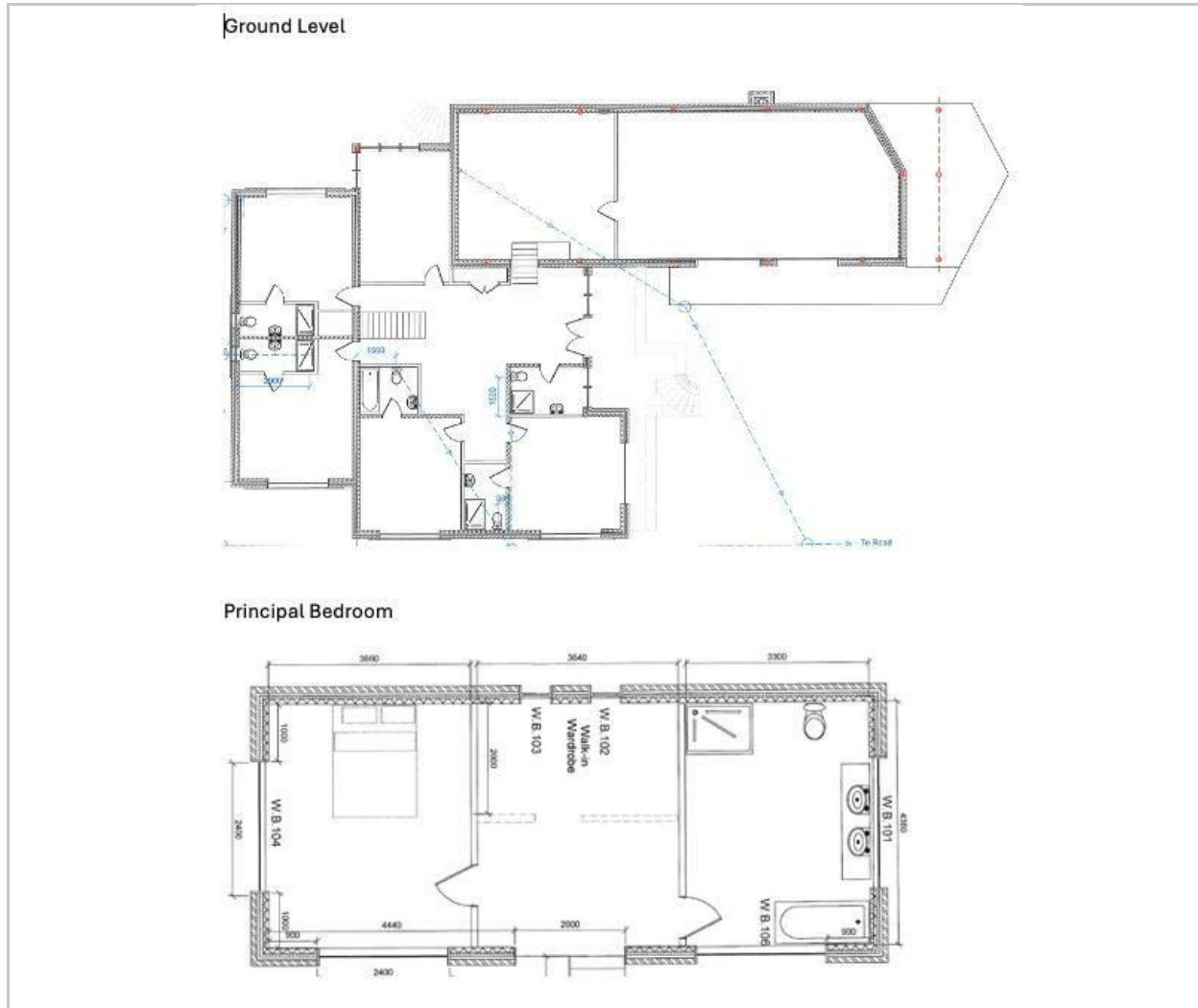
Master Bedroom

The master suite on the top floor of the house has a king-size bedroom room with a window that shows views of the Menai Strait and Britannia Bridge.

Full mirrored walk-in wardrobe and a large bathroom with large bath, walk-in shower, wall hung toilet, bidet and double sinks with heated and lit mirrored cabinets.



Floor Plan

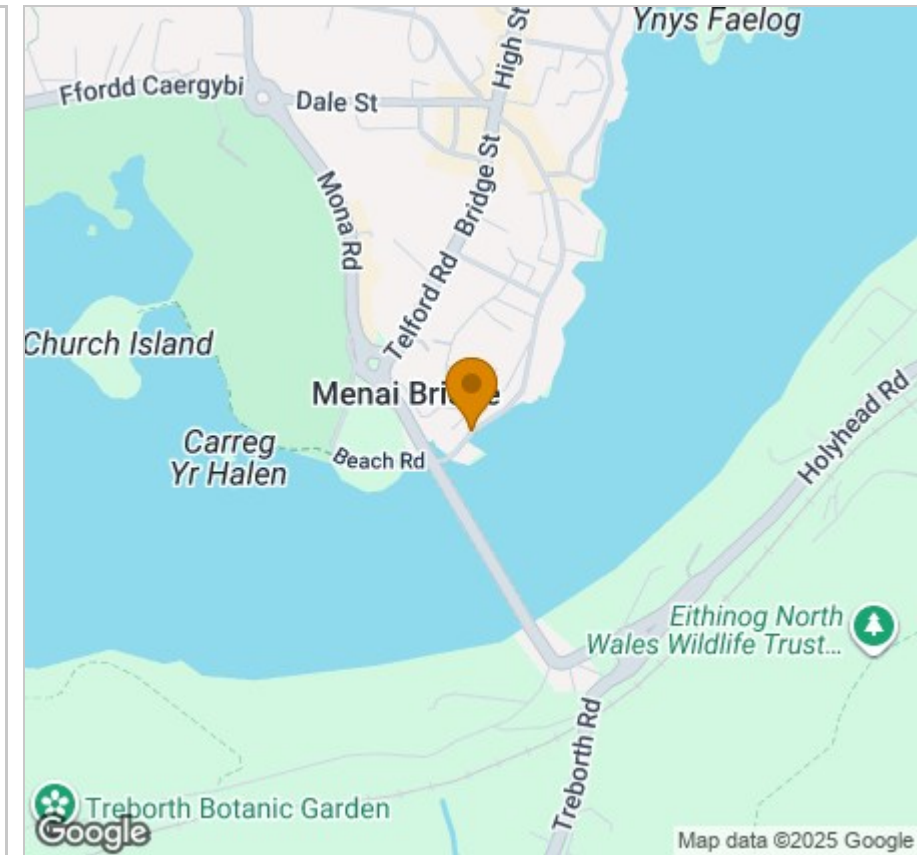


Viewing

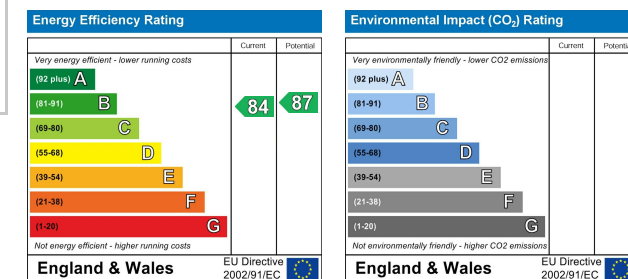
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Area Map



Energy Efficiency Graph



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