



## Troed Y Llan Telford Road, Menai Bridge, LL59 5DT

### £750,000

Nestled on Telford Road in the charming town of Menai Bridge, Anglesey, this exquisite Georgian detached house, possibility originating back to 1850, offers a delightful blend of historical elegance and modern living. Spanning an impressive 1,916 square feet, the property boasts three spacious reception rooms/spaces, perfect for entertaining guests or enjoying quiet family evenings.

The residence features three well-appointed bedrooms, each designed to provide comfort and tranquillity. With three bathrooms, including modern amenities, the home ensures convenience for both family and visitors alike. The large family space, complemented by a contemporary kitchen, serves as the heart of the home, ideal for creating cherished memories over shared meals.

Additionally, the property includes a versatile music studio or annexe, which can be tailored to suit your needs, whether as a creative space, home office, or guest accommodation. The combination of traditional architecture and modern functionality makes this home a unique find in the picturesque setting of Anglesey.

With its rich history and ample living space, this Georgian gem is not just a house; it is a place where you can truly make a home. Don't miss the opportunity to own a piece of history in a location that offers both beauty and convenience.

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Welcome to your dream home! Step into this stunning property through a charming, covered porch with elegant checker tile flooring. The modern composite door opens to a central hallway, leading you to the heart of the home.

To one side, you'll find a spacious lounge featuring a bay window with a cozy window seat, perfect for enjoying views of the front garden. On the opposite side, a delightful dining room awaits, complete with another bay window and a pleasant seating area.

The hallway has a modern Minton style tile floor which is continuous through to the family room and kitchen.

As you move through the hallway, you'll be greeted by the family room, seamlessly merging into a modern, well-equipped kitchen. The family room boasts a multi-fuel stove and a feature fire surround, creating a warm and inviting atmosphere. The kitchen is a chef's dream, with light grey shaker-style units, quartz work surfaces, an induction hob, high-level oven, tile splashbacks, and plumbing for both a washing machine and dishwasher. There's even space for a freestanding US-style fridge freezer. The windows and door open to the rear of the property, offering easy

access to the garden.

Upstairs, the landing leads to three beautifully appointed bedrooms. The first bedroom is a spacious double with a front aspect window. The second bedroom, also a double, features two rear windows and its own ensuite shower room, complete with modern fixtures including a low-level WC, wash basin mounted in a vanity unit, and a double-width shower. The family bathroom on this landing is equally impressive, with a pedestal wash basin, low-level WC, stylish panel bath, tiled flooring and walls, a rear window, and a chrome towel radiator.

The master bedroom is a true retreat, with windows to both the front and side, fitted wardrobes, and an ensuite shower room featuring a step-in shower cubicle, wash basin mounted on a vanity unit, low-level WC, and a chrome towel radiator.

Outside, the property boasts two additional buildings. The first is a single detached garage accessed from the main drive. The second, tucked away at the rear, currently serves as a music studio and workroom but could easily be converted into an annex, as it already has plumbing.

The grounds are equally impressive, with an enclosed lawned garden to the front, screened by high hedges, and an elevated garden area to the rear. Multiple seating areas are scattered throughout, perfect for enjoying the sunny aspect.

Dimensions

Porch

Hallway

Lounge 5.20m x 3.00m

Dining Room 5.20m x 2.90m

Family Space / Kitchen 7.60m x 3.10m

Landing

Master Bedroom 4.20m x 3.00m

En-Suite Shower Room 1.70m x 1.70m

Bedroom 4.10m x 3.20m

En-Suite Shower Room

Bedroom 4.20m x 2.80m

Family Bathroom 3.10m x 2.20m

Garage 5.70m x 2.80m

Music Studio / Annexe 4.80m x 3.80m

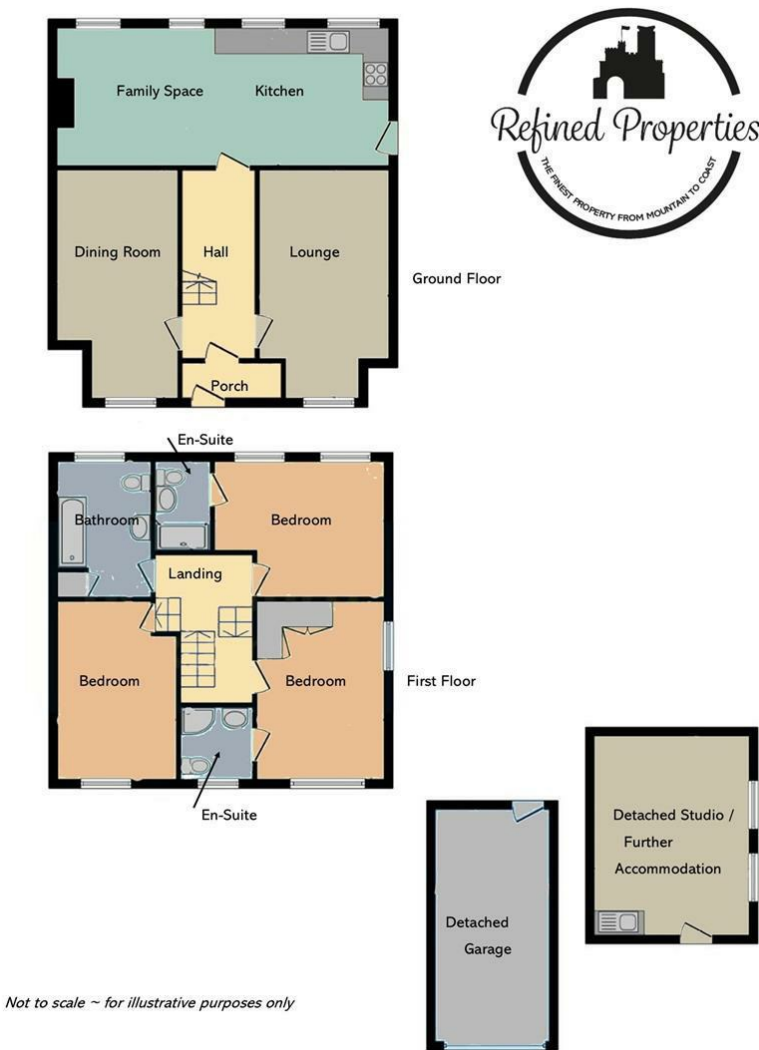
Menai Bridge (Welsh: Porthaethwy) is a small but historically important town on the Isle of Anglesey (Ynys Môn), in North Wales. It sits at the narrowest part of the Menai Strait – the waterway separating Anglesey from the mainland of Wales. The town grew significantly around the early 19th century, largely because of the construction of Thomas Telford's Menai Suspension Bridge, which opened in 1826. The bridge was a groundbreaking feat of engineering at the time and made road travel to Anglesey much easier — before that, crossings were risky and difficult.

The town is a mix of historic charm and a slightly modern feel because of its proximity to Bangor University across the Strait. Bangor Hospital is equally close by. It is a relaxed, quite scenic town, and popular with visitors who are touring Anglesey or heading into Snowdonia on the mainland.

Nearby you'll also find Britannia Bridge, another famous crossing, originally built as a railway bridge by Robert Stephenson, later adapted for road traffic too.



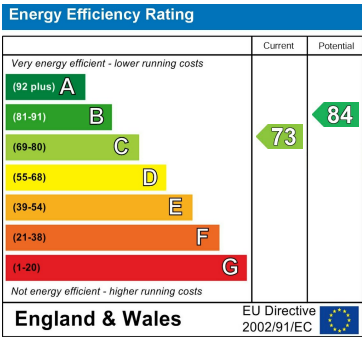
Floor Plan



Area Map



Energy Efficiency Graph



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