



Caerberllan Mount Street Menai Bridge LL59 5BT
 Freehold Detached
 £675,000

- Very Well-Appointed Split Level Substantial Detached Family Home Set Within Generous Gardens

In Very Sought After Location

- 5 Bedrooms/2 Bathrooms/2 Receptions/
- Commanding Fabulous Views Of Menai Strait & Mountains
- Large Gardens, Double Garage With Adjoining Boiler Room & Wc, Useful Cellar Storage Area
- 360 Virtual Tour <https://tour.giraffe360.com/fae5cc3b5ab543ccac90140fa43d7da9/>
- Short Walk Into Town Of Menai Bridge & Numerous Amenities
- Fabulous Wrap Around Balcony Terrace Off Lounge Boasting Super Views Of Menai Strait & Mountains
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Solar Panels, Air Source Heat Pump Electric

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Property Summary

A Very Well-Appointed Split Level & Substantial Detached Family Home In A Very Sought After Location In Menai Bridge, Boasting Stunning Views Of The Menai Strait & Snowdonia Mountains, Being One Of Four Properties On This Very Select Estate & Within A Very Reasonable Walking Distance Of The Town Centre. The Property Offers Off-Road Parking, Large Double Garage & Cellar Storage Together With Very Generous Established Lawned Gardens Along With A Superb Balcony Terrace To The Front And Side. Also Benefiting From Solar Panels, Air Source Central Heating & Double Glazing, The Property Itself Is Well Placed For The Town Centre Which Is Only A Short Walk/Drive With A Waitrose Store Some 10-12 Minutes On Foot & The Stunning Walks Via Belgium Promenade To Church Island A Similar Distance. The Property Is Easily Accessible From the A55 Expressway, University & Local Hospital & A Very Short Drive To Renowned Primary & Secondary Schools In The Popular & Sought-After Town Of Menai Bridge.

The accommodation briefly comprises steps up to front door leading into a spacious L shaped entrance hallway with stairs to first floor landing and useful understairs storage, doors leading off into main bedroom with en suite shower room and window to front aspect offering sea and mountain views, contemporary style en suite comprising shower cubicle with electric shower, back to the wall wc, vanity sink unit, chrome heated towel rail, complementary wall tiling and low maintenance floor covering, bedroom 2 with window to front aspect offering sea and mountain views, bedroom 3 with attractive bank of built in wardrobes with matching chests, window to front aspect offering sea and mountain views, low maintenance floor covering, bedroom 4 with built in storage cupboards, window to rear aspect, bedroom 5 with window to side aspect, bathroom briefly panelled bath with mains shower and glass screen, vanity sink base cupboard, cream heated towel rail, complementary wall tiling, low maintenance floor covering, separate wc briefly low flush wc, pedestal wash hand basin, complementary wall tiling, low maintenance floor covering

The first floor comprises half landing with window to rear aspect, stairs leading up to main landing with a slingsby style ladder to the loft space, doors leading off into the living room with open fireplace with stone surround and slate hearth, window to side aspect overlooking balcony terrace and gardens, sliding doors leading out onto the wrap around roof terrace and balcony which has a tiled floor and ample space for table and chairs along with sun loungers making a great sun trap and entertaining area for al fresco dining. Continuing off the landing are doors into the dining room with a bank of built in book shelves, window to front aspect boasting absolutely stunning views of the Menai strait and Snowdonia mountains, breakfast/kitchen room with ample space for table and chairs and windows to both front and side aspects overlooking the Menai Strait and mountains together with the side gardens

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respectively, fitted kitchen with oak doors comprising base and wall storage cupboards, drawer pack, glass wall display units, breakfast bar with complementary work surfaces, integrated double oven, ceramic hob with integrated extractor over and integrated dishwasher, window to side aspect overlooking garden, low maintenance floor covering, door off into utility room with space and plumbing for washer, built in cupboard with louvred doors, door to foot bridge to rear garden area, door off into a separate wc with low level wc, small wash hand basin and complementary wall and floor tiles.

Externally

Driveway at front to open double garage with step at rear of garage up to a boiler room and useful separate wc. To the front are established flower beds with very generous lawned gardens to the side with mature hedges and stone boundary wall bordering the property. A pathway leads to the rear garden area with raised beds and stone wall bordering the boundary and a foot bridge provides access into the property via the utility room. Accessed via the side of the property is a door into a very useful cellar providing further storage.

Location

Caerberllan 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.

Council Tax Band F

Exact Location

what3words ///hourglass.fuel.threaded

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.

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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. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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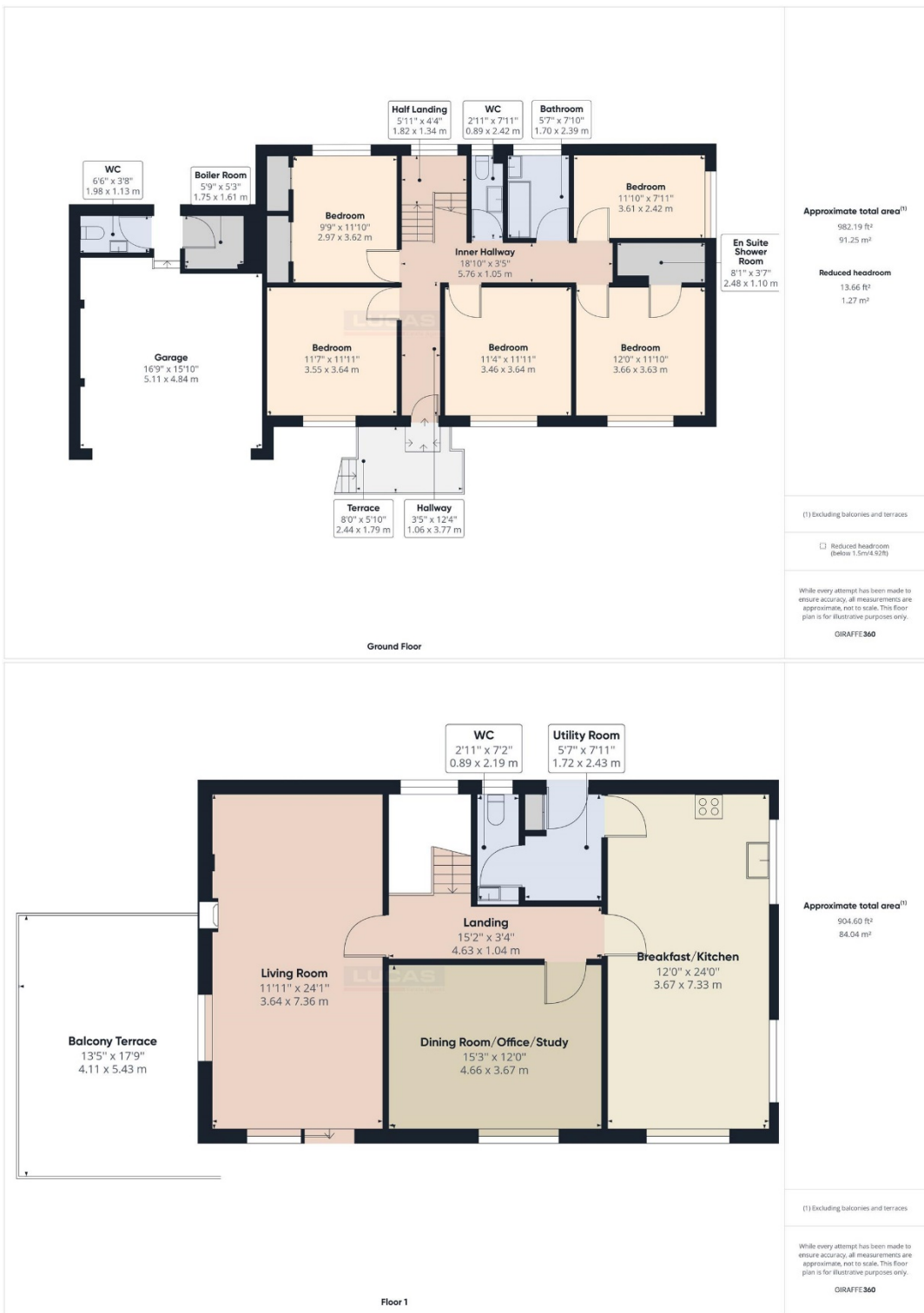


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

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/0628-2854-7969-9024-1075>

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