

Y Swillies Beach Road Menai Bridge LL59 5HD
 Freehold -Detached
 NEW PRICE £1,490,000

- South Facing Superb Split Level Marine Residence Situated In An Elevated Position
- 3/4 Bedrooms/2 Bathrooms/2 Receptions
- Very Close To The Banks Of The Menai Strait In The Highly Desirable Town Of Menai Bridge
- Commands The Most Unrivalled Views Of The Britannia Bridge Together With Breathtaking Views Of The Menai Strait
- Outdoor Kitchen & Studio Office, Tiered Decking With Hot Tub
- Easy Walking Distance Of A Waitrose Store As Well As Several Renowned Public Houses & Restaurants
- Belgium Promenade And Scenic Walks Under The Telford Suspension Bridge Are A Stones' Throw Away
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Mains Gas

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

Location

It is prudent to point out that the property's location in the town is very well placed & within easy walking distance of a Waitrose store as well as several renowned public houses & restaurants. The stunning walk along Belgium promenade and scenic walks under the Telford Suspension Bridge are a stones' throw away and in our opinion the property, grounds & its views are arguably some of the best the town has to offer. Viewing is strictly by appointment.

Menai Bridge is situated alongside the banks of the beautiful Menai Strait close to a natural narrowing where the famous Thomas Telford suspension bridge crosses the waters onto the Isle of Anglesey. In times past it was naturally seen as the place to cross by ferry before the bridge was constructed. This northern section of the strait opens out into a fabulous bay leading to the Irish Sea sandwiched between the Snowdonia mountains to one side and Puffin Island to the other which is just off the eastern tip of the island. You'll find the area offers so much in the way of convenience ideally situated for the University City of Bangor which is only 2 miles away on the mainland.

The town has an interesting mixture of Georgian, Victorian and Edwardian architecture - even the main shopping area has a number of attractive traditional style shop frontages, and all of your day-to-day requirements are well catered for. The town naturally has a sea faring heritage being a popular place to launch and moor sailing vessels with repair facilities also being catered for. Interestingly, the University of Bangor has a large vessel moored here which undertakes expeditions to far flung places. The vibrant town is a great place to shop and eat having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris.

Menai Bridge has primary and secondary schools and the excellent road links give easy access to all the outlying towns and villages as well as the main A55 expressway which allows easy access to northern coastal towns, the port of Holyhead and the cities of Chester, Liverpool and Manchester. We think you will find the area to be rather special - there's much to see and do in the area and the scenery, well we're sure you'll fall in love with it!

The Property

A Unique Opportunity Has Arisen To Acquire This South Facing Superb Split Level Marine Residence Situated In An Elevated Position Very Close To The Banks Of The Menai Strait In The Highly Desirable Town Of Menai Bridge. Y Swillies Commands The Most Unrivalled Views Of The Britannia Bridge We Have Experienced, Together With Breathtaking Views Of The Menai Strait & We Guarantee You Will Always Be Captivated By The Ever-Changing Vista.

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.

The Property Has Been Completely Renovated And Upgraded Throughout To A High Standard & Briefly Comprises 3/4 Bedrooms, 2 Receptions, 2 Bathroom, Separate Wc, Working Kitchen Area, Laundry Room, Stunning Open Plan Lounge/Dining/Entertaining Room Offering Arguably The Best Views From The Property Of The Britannia Bridge & Menai Strait.

Externally

Electric and keypad operated double gates lead you into the very private and secure grounds bordered by an attractive stone wall and mature trees providing shelter. The Grounds offer generous parking for several vehicles, motor home or boat, & adjoining the property is an especially useful workshop/implement room. A large three-tiered decking extends off the house, with plenty of room to relax or entertain with a 6-person Hot tub with easy access onto beautifully landscaped gardens & bordering the property is an elevated decked terrace providing another fabulous place to relax on and enjoy the views.

Located just off the working kitchen area to the side of the property is a most stunning outdoor kitchen boasting the perfect opportunity to provide al fresco dining with a pathway leading onward to a studio/office.

Viewing Is Strictly By Appointment

Further Photos & Floor Plan Are Available. Contact The Office In Menai Bridge.

Council Tax Band F

Exact Location

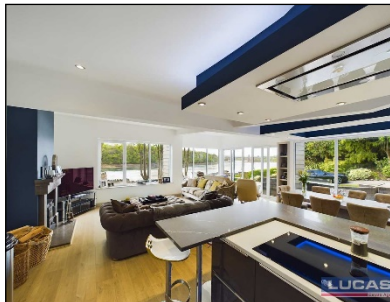
what3words ///baked.sunset.unicorns

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. 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	74
(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 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/8646-7224-4880-4466-0996>

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.