



19 Lon Menai, Menai Bridge LL59 5LG
Freehold Detached Bungalow
£460,000

- Stunning Contemporary Detached Dormer Style Bungalow Having Been Carefully & Stylishly Extended
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Situated In A Favourable Position Within An Established Residential Location
- Beautiful Landscaped & Private Rear Garden With Decked Balcony Terrace/Entertaining Area. & Two Garden Storage Sheds
- Stunning Open Plan Kitchen/Diner
- Tarmac Drive With Ample Off-Road Parking
- Viewings Both Internally & Externally Is Highly Recommended
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Stunning Contemporary Detached Dormer Style Bungalow Having Been Carefully & Stylishly Extended To Provide Spacious Living Accommodation Together With Beautiful Landscaped & Private Rear Garden With Decked Balcony Terrace/Entertaining Area. The Property Is Situated In A Favourable Position Within An Established Residential Location In The Sought-After Coastal Town Of Menai Bridge, Being Within Convenient Distance Of Town Amenities, The Secondary School, Restaurants, Bars And Promenade. The University City Of Bangor And A55 Expressway, A Short Drive Away And Easily Accessible Within A Matter Of Minutes. Viewings Is Highly Recommended Both Internally & Externally.

The property benefits from gas central heating & double glazing throughout & briefly comprises front door into an L shaped entrance hallway with low maintenance flooring, doors leading off into a spacious lounge with attractive marble fireplace incorporating a multi fuel stove, stairs to first floor, coved ceiling. Square opening into a spacious bay window with space for a small table and French doors leading out onto an elevated decked terrace with windows to side and rear aspects providing plenty of natural light overlooking the rear gardens.

Continuing off the entrance hallway is a door leading into a stunning open plan kitchen/diner briefly comprising a contemporary style fully integrated kitchen with base and wall storage cupboards with complementary composite work surfaces and matching upstands., central island with drawer pack and matching base cupboards along with composite work surfaces, integrated dishwasher, twin eye level integrated double oven bank, induction hob with tiled splashback & AEG slimline chimney style extractor above, complementary decorative wall tiling, recessed lighting, low maintenance floor covering, windows to front and side aspect along with a Clerestory window. A square opening then takes you through into the dining area with ample space for a dining table and chairs, recessed wood burning stove with oak beam over, recessed lighting, low maintenance floor covering, useful built in storage cupboard, door with step leading into a spacious utility/boot room briefly comprising space and plumbing for free standing washer and dryer, sink unit with complementary work surfaces with wall storage cupboards over, wall mounted gas central heating boiler, window to side aspect, door to front and complementary floor tiling. A door then takes you into the sitting room/snug with recessed lighting, low maintenance floor covering, French doors through into the lounge and bi fold doors leading out onto the decked terrace and entertaining area.

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Continuing off the entrance hallway are further doors leading off into bedroom 1 with coved ceiling, windows to rear aspect overlooking the garden and a bank of built in mirrored wardrobes with sliding doors, bedroom 2 /office with coved ceiling, low maintenance floor covering and window to front aspect and completing the ground floor accommodation is a contemporary fitted bathroom suite briefly comprising recessed lighting, shower cubicle with mains shower and complementary wall tiling, back to the wall Wc with tiled walls behind, pedestal wash hand basin with decorative tiled splashback, chrome heated towel rail, low maintenance floor tiling and Clerestory windows

The first floor comprises a landing area with useful built in storage cupboard, doors leading off into bedroom 3 with eaves storage cupboard, Velux roof light and window to side aspect, bedroom 4 with eaves storage cupboard, built in storage, Velux roof light and window to side aspect boasting distant mountain views and completing the accommodation is the first floor bathroom briefly comprising panelled bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, complementary floor and wall tiling, recessed lighting and a Velux roof light.

Externally

To The Rear

Attractive decked area adjacent to the house with a timber balustrade surround, gate and steps to a paved patio area with balustrade timber surround, further gate and steps down to the lawned area with hedgerow creating a good degree of privacy, part timber fence to the rear boundary, established trees and shrubs, the rear garden is mainly laid to lawn and makes a great sun trap. & located to the corner of the garden are two very useful garden storage sheds.

Front

A tarmac drive to the front with off road parking for 2/3 vehicles together with a neat lawned garden with mature hedges bordering the boundary. A path to the side takes you to the rear with a timber gate providing onward access.

Location

Menai Bridge comes with a large array of amenities including boutique shops, a Waitrose, an excellent selection of cafes, restaurants, pubs, a medical centre, schools, has good sea access and is an excellent base to explore Anglesey and The Snowdonia Mountain Range. Menai Bridge is a bustling town situated on the edge of the Menai Strait. The town is famous for its suspension bridge built by Thomas Telford and has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main high street has many traditional and attractive shop frontages, home to many independent outlets making it a great place to shop. The A55 is nearby which allows easy access to the city of Bangor and the surrounding coastal towns. Anglesey has so much to offer including fabulous beaches, sailing and water sports and the recently completed coastal walk with over 120 miles of breathtaking coastline. 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.

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Council Tax Band D

Exact Location

what3words ///gangway.towels.recent

<https://what3words.com/ways-to-use>

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Note to Customers

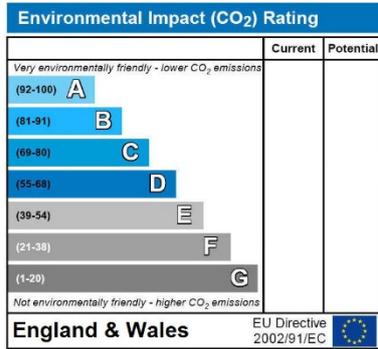
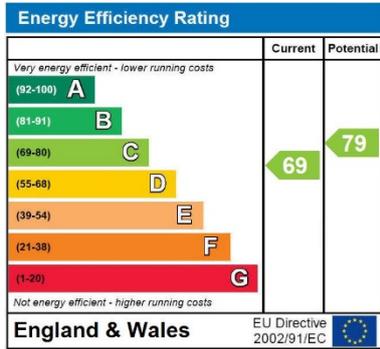
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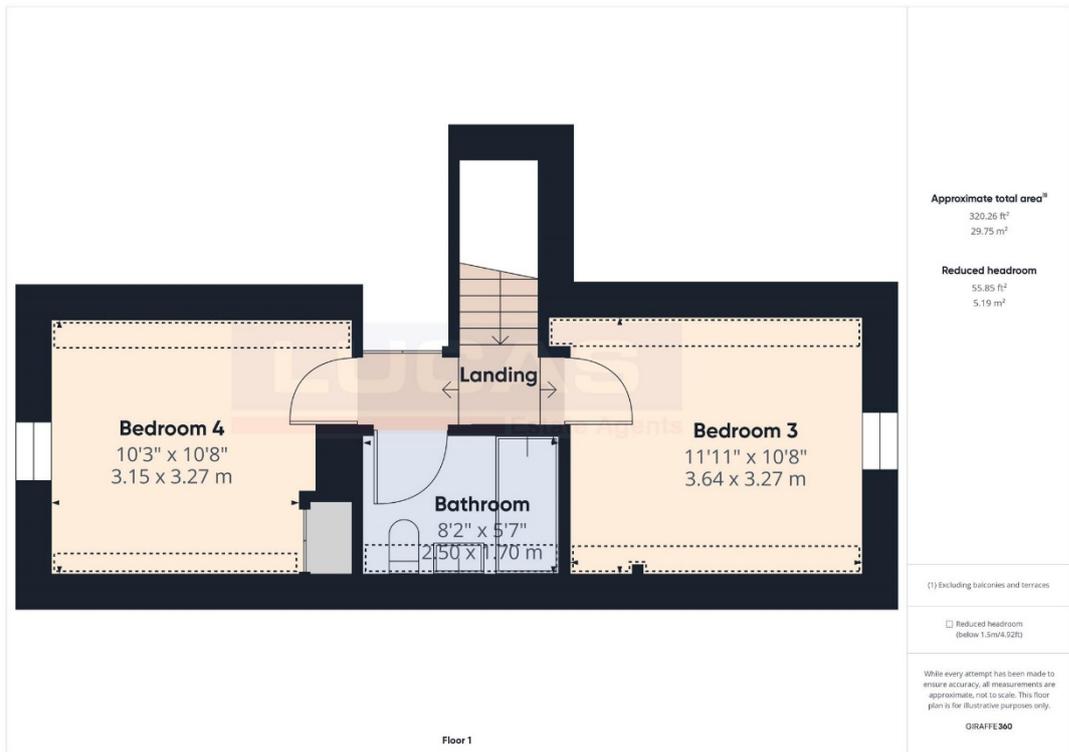
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<https://find-energy-certificate.service.gov.uk/energy-certificate/2300-3037-5204-6384-1204>



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