



Ty Hen Glyn Garth Menai Bridge LL59 5PD
Freehold Waterside
£1,350,000

- Stunning Waterside Residence On Banks Of Menai Strait With Very Spacious & Flexible Accommodation
- 4 Bedrooms/2 Bathrooms/3 Receptions
- Outstanding Panoramic Views To Historic Pier, Great Orme, Telford Suspension Bridge & Eryri Mountains
- Generous Veranda, Entertaining Areas, Mature Tiered Gardens With Steps Leading Directly To Jetty & Beach Access
- Double Garage/Workshop, Off Road Parking, Marine Storage Room,
- Deep Water Moorings Available Located Just Offshore
- Services Mains Electric, Mains Water, Private Drains, Central Heating Gas Fired

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Property Summary

A Fabulous Waterside Residence Set On The Banks Of The Menai Strait Boasting 180 Degree Panoramic Views As Far As The Great Orme To The East & The Telford Suspension Bridge To The West In Addition To Taking In The Restored Victorian Pier On The Mainland With Equally Stunning Views Of The Eryri (Snowdonia) Mountains In The Distant Background. Ty Hen Boasts Stunning South Facing Views From Most Of Its Rooms & Additionally Offers A Double Garage, Off Road Parking, Tiered Gardens With Jetty Access. There Is A Fabulous Balcony Terrace Off The Open Plan Dining Kitchen, Together With A Generous Veranda Off The Sun Lounge. The Property Is Set Within Above Average Gardens For The Location On The Banks Of The Menai Strait.

The accommodation benefits from gas central heating and double glazing and briefly comprises front door into reception hallway with window to front aspect, built in cloaks cupboard, built in airing cupboard, decorative coved ceiling, stairs to lower accommodation, doors leading off into bedroom 1 with built in wardrobes, angled bay style window to south facing aspect offering panoramic views of the Menai strait, pier and Eryri mountains, bedroom 2 with angled bay style window to south facing aspect offering panoramic views of the Menai strait, pier and Eryri mountains, bedroom briefly comprising a contemporary fitted suite with walk in mains operated shower, vanity sink base with storage under, back to the wall Wc, chrome heated towel rail, recessed lighting, complementary floor and wall tiling and window to south facing aspect offering panoramic views of the Menai strait, pier and Eryri mountains. Continuing off the reception hallway are further stairs leading onto a small landing with a useful roof skylight allowing natural light with a door off into bedroom 3 with recessed lighting, window to south facing aspect offering panoramic views of the Menai strait, pier and Eryri mountains and a door leading off into the double garage/workshop.

Continuing off the main reception hallway stairs down lead onto the main landing area with recessed lighting, decorative coved ceiling, wood panelling, double glazed door leading to an inside out enclosed area with recessed storage room, inner landing with doors leading off into a spacious living room with decorative coved ceiling, attractive fireplace with inset gas fire set on stone heart with timber mantel, two large windows both of which boast 180 degree panoramic views as far as the great Orme to the east & the Telford suspension bridge to the west in addition to taking in the restored Victorian pier on the mainland with equally stunning views of the eryri (Snowdonia) mountains in the distant background, open plan dining/kitchen with decorative coved ceiling, built in pantry cupboard, ample space for dining table and chairs with sliding doors leading out onto a fabulous covered balcony with ample space for seating along with tables and chairs to relax on and enjoy the quite magnificent views. A square opening then takes you through into the kitchen briefly comprising base and wall storage cupboards with complementary work surfaces, AGA cooker with canopy extractor over, space for free standing dishwasher, space spot lighting, built in cupboard, windows to rear and side south facing aspects offering panoramic views of the Menai strait, pier and Eryri mountains, door through into the side vestibule with door leading out on to terrace with steps to the front of the property and side and rear garden areas.

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Continuing off the landing area are stairs to the lower accommodation and a door leading off into the main bedroom en suite bathroom and dressing room briefly comprising dressing room with coved ceiling, frosted window, a full width bank of fitted wardrobe storage, door off into the main bedroom with coved ceiling, bank of fitted wardrobe storage, vanity sink base unit, window to rear south facing aspect offering panoramic views of the Menai strait, pier and Eryri mountains. Continuing off the dressing room are internal French doors into a most spacious contemporary en suite briefly comprising a stunning double ended bath with mixer tap with decorative mouldings and granite inlay, vanity sink cupboard with storage under, back to the wall Wc, Bidet, complementary floor and wall tiling, opening into a walk in mains shower with complementary floor and wall tiling.

Continuing off the landing, stairs take you to the lower floor with rear hallway and door leading out onto the flagged veranda style terrace and door off into a separate Wc with wash hand basin and Wc, window to rear aspect, clear glazed door through into the sun lounge/patio room with low maintenance flooring, exposed stone feature with timber display shelf, sliding doors taking you out onto the flagged veranda style terrace and wall to wall windows which boast 180 degree panoramic views as far as the great Orme to the east & the Telford suspension bridge to the west in addition to taking in the restored Victorian pier on the mainland with equally stunning views of the Eryri (Snowdonia) mountains in the distant background. Located just off this room is a very useful kitchenette/laundry/boot room briefly comprising recessed lighting, low maintenance flooring, base and wall storage cupboards with complementary work surfaces, round bowl sink with mixer tap, space for free standing washer and two very useful built in storage cupboards.

Externally

To the front of the property is a pull in drive with access via an electrically operated roller door through into the double garage/workshop providing additional parking if required, with internal door leading into the property. A flagged area provides space for refuse and recycling and a timber gate takes you to steps leading to side access and onward steps to the rear gardens. The rear of the property can dual accessed via the sun lounge/patio room together with steps leading down from the front and side with individual areas to enjoy including a flagged BBQ area with an arched gate taking you onto the stunning veranda terrace with plenty of space for outdoor furniture to enjoy the stunning outlook, together with a useful marine storage room. Dual access steps then take you to the lower garden area which is mainly laid to lawn with established mature trees and shrubs. Again, from this viewpoint you can marvel at the most impressive outlook with 180 panoramic views as far as the great Orme to the east & the Telford suspension bridge to the west in addition to taking in the restored Victorian pier on the mainland with equally stunning views of the Eryri (Snowdonia) mountains in the distant background. From this level further steps take you down to a jetty area with onward access onto the beach.

Location

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Ty Hen occupies this enviable position where it is rare for properties of this type to come onto the open market. The villages of Menai Bridge and Beaumaris are within 2½ miles respectively, both providing a good range of local services for everyday needs. Beaumaris is regarded as one of the most sought-after villages on the island with its boutique shops, restaurants, castle and attractive architecture and is also home to the Royal Anglesey Yacht Club, along with two renowned 18-hole golf clubs, whilst the very much up and coming town of Menai Bridge can boast a Waitrose store, bespoke and boutique business and award-winning restaurants. Deep water mooring Area Available Located Just Offshore. Despite its pleasant position Ty Hen is well placed for travel being within 4 miles of the A55 expressway facilitating access across the North Wales coast to Cheshire and linking with the national motorway network. For travel further afield there is an inter-city rail service from Bangor to London Euston via Crewe. On the recreational front the area is well known for marine activities, there are several golf courses on the island and excellent walking in Eryri (Snowdonia) and around the Anglesey Coastal Path.

Council Tax Band I £4549.23 2024/2025

Exact Location

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

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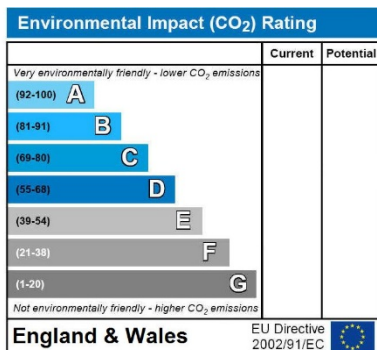
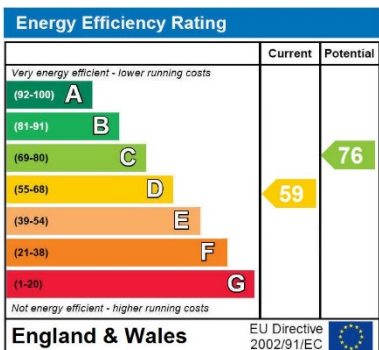
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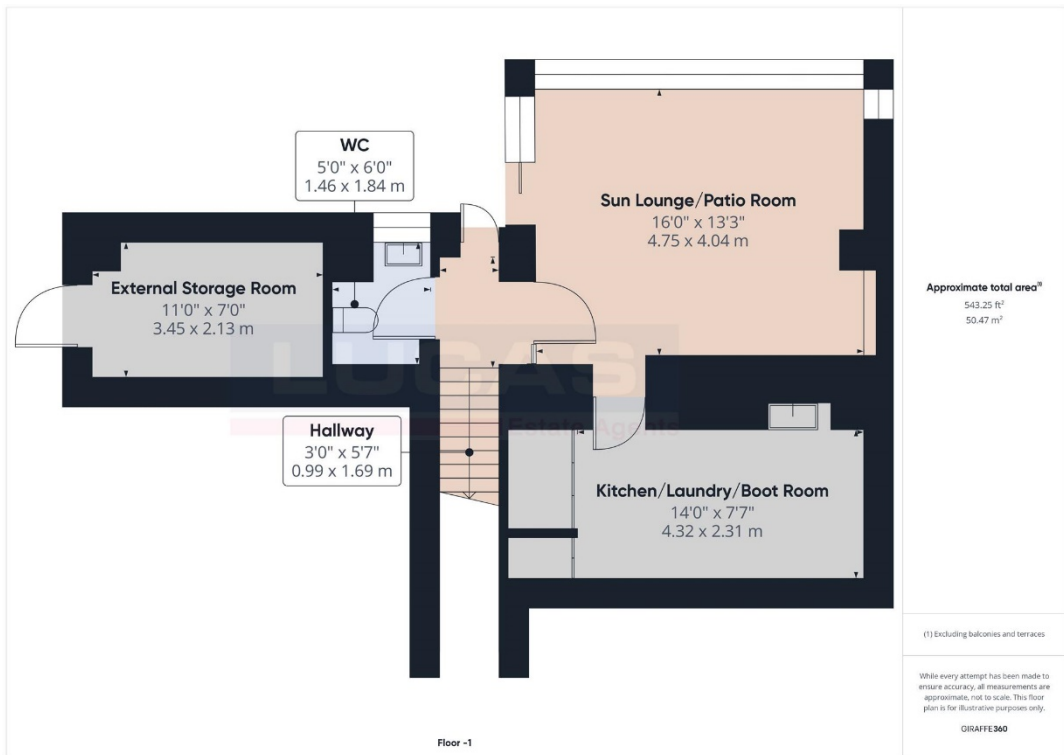


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