



Heulog Ffordd Caergybi Menai Bridge LL59 5RH
 Freehold Detached
 £645,000

- Impressive Detached Family Home With Stunning Landscaped Gardens,
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Located On The Highly Sought-After Holyhead Road On The Edge Of The Popular Town Of Menai Bridge
- Boasting Super Views Of The Eryri (Snowdonia) Mountains Along With Glimpses Of The Menai Strait
- New Bathroom On The Ground Floor, New Oak Flooring To The Hall & Lounge, New Carpets Throughout, New Wood Burning Stove
- Set On A Very Generous Plot With Extensive Gardens To Front & Rear And Also Benefits From A Double Garage With The Added Benefit Of Solar Panels & Two Outbuildings
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired & Solar Panels

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Property Summary

A Most Impressive Detached Family Home Having Been Modernised Internally And Externally With Stunning Newly Landscaped Gardens, Located On The Highly Sought-After Holyhead Road On The Edge Of The Popular Town Of Menai Bridge, Well Set Back From The Road Itself, Boasting Super Views Of The Eryri (Snowdonia) Mountains Along With Glimpses Of The Menai Strait & Britannia Bridge. The Detached Two Storey Dwelling Was Originally Built In The 1930's & Has Benefited From Modernisation By The Current Owners Whilst Retaining Some Original Features To Include A New Bathroom On The Ground Floor, New Oak Flooring To The Hall & Lounge, New Carpets Throughout, New Wood Burning Stove &, Re Decorated Throughout

The Property Is Set On A Very Generous Plot With Extensive Gardens To Front & Rear And Also Benefits From A Double Garage With The Added Benefit Of Solar Panels & Two Outbuildings. Heulog Is Ideally Placed In The Town Being Very Convenient For The A55 Expressway & Within Easy Walking Distance All The Towns Numerous Boutique Shops, Public Houses & Eateries & Only 5 Minutes Brisk Walk To A Waitrose Store.

The accommodation which benefits from gas central heating, solar panels and double glazing briefly comprises storm porch with front door into entrance vestibule with quarry tiled flooring and door through into a light and spacious L shaped reception hallway with useful understairs storage cupboard, stairs to half landing and first floor, attractive solid oak herringbone flooring, doors leading off into the lounge with feature bay window boasting stunning views of the gardens, Menai Strait and Eryri (Snowdonia) mountains in the distance, newly fitted wood burning stove set on slate hearth with timber mantel over, attractive solid oak herringbone flooring and two windows to side aspects overlooking the driveway and gardens.

Continuing off the inner hall is a door through into the spacious dining area with stripped wooden flooring, built in storage cupboards, window to rear aspect overlooking the rear landscaped gardens. A square opening then takes you into a cosy snug/living space with stripped wooden flooring, an efficient stove set on a quarry tiled hearth with storage cupboards to side and onward access to the open rear porch with quarry tiled flooring and door leading out to the rear landscaped gardens together with an opening into the kitchen area briefly comprising base storage cupboards with complementary solid wood work surfaces, ceramic one and a half bowl sink with mixer tap, built under electric oven with gas hob and extractor over, space for tall fridge/freezer, space for free standing dishwasher, low maintenance floor covering and complementary wall tiling, Velux roof light, window to front aspect and a Clerestory window.

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Continuing off the main reception hallway are further doors off into bedroom 1 with window to front aspect boasting stunning views of the gardens, Menai Strait and Eryri (Snowdonia) mountains in the distance, bedroom 2 with window to side aspect, bedroom 3 with built in wardrobe storage cupboards and window to side aspect and completing the ground floor accommodation is a recently installed bathroom/wet room suite with period fittings & briefly comprising an open shower area with power shower and complimentary wall tiling, free standing roll top bath with mixer tap, vanity sink unit with storage under and Wc with low level cistern, vertical radiator, attractive timber wall cladding, complementary floor tiling and frosted window to side aspect.

Continuing off the inner hall area stairs lead up to a half landing with window to side aspect overlooking the drive and gardens with further stairs leading up to the main bedroom en suite bathroom with a vaulted ceiling, built in wardrobe, built in storage cupboards, recess for dressing table with window overlooking the side aspect with pleasant views overlooking the town, ample access doors to the eaves storage, Velux roof light to the side aspect and a Velux window to the front aspect affording quite stunning views overlooking the drive and gardens together with very impressive views of the Menai Strait, Eryri (Snowdonia) mountains and glimpses of the Britannia Bridge. A door off the bedroom then takes you into the spacious en suite bathroom briefly comprising recessed shower cubicle with extractor fan and complementary wall tiling, pedestal wash hand basin, low flush Wc, Bidet, Velux roof light, two doors to eaves storage and low maintenance floor covering.

Externally

Stunning landscaped gardens throughout with stone pillars leading on to a gravelled driveway up to the front of the property and onward to the double garage with lawned gardens to either side bordered by slate chippings and mature plants and shrubs. As you continue up the drive and to the front of the property is a further gravelled parking area providing ample off-road parking for several vehicles. As you continue up the main driveway there are established mature shrubs and plants to either side with a timber trellis to shelter the refuse and recycling bins. Heulog also benefits from a spacious double garage providing ample space with dual entrance up, and over doors with solar panels and a timber gate and fencing leads you through to the rear.

The beautifully landscaped rear gardens briefly comprise a spacious and part flagged patio area with a log storage, two adjoining outbuildings with space and plumbing for washer and separate building housing the gas central heating boiler. Stone steps then take you to the upper garden level with tiered low maintenance slate chipped beds to either side with established plants.

The stunning upper garden level briefly comprises a generous flagged entertaining area with neat lawned gardens to either side bordered by slate chippings, mature plants, shrubs and hedges whilst a pergola feature leads you onto a flagged pathway that runs to the rear of the garage with an elevated bed with slate chippings and established trees and timber fencing

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bordering the garden, with the path then taking you back out to the front onto the main drive.

Location

Menai Bridge is a bustling town situated on the edge of the famous Menai Strait. The main town is home to an interesting mixture of Georgian, Victorian and Edwardian architecture and grew up around the original ferry crossing to and from the mainland, long since replaced by the famous suspension bridge built by Thomas Telford. The town is a popular destination for mooring and has facilities for launching boats. Menai Bridge is a great place to shop boasting a Waitrose store, Public Houses, Several fine restaurants & boutique shops. and is situated on the tourist route for the historic town of Beaumaris. There are schools and excellent road links which provide easy access to the city of Bangor just across the water where you will find a wide range of high street stores and out of town shopping outlets. The A55 allows easy access to the coastal towns with their award-winning beaches and the port of Holyhead.

Agents Notes

The Property Is of Standard Brick Construction Under A Slate Roof & Also Benefits From Cavity Wall & Ample Loft Insulation.

The property has also benefited from additional new electrical sockets, ceilings re plastered to the hallway and bedroom 2 along with re plastered walls to the living room, bedroom 2 & 3 together with having the gas & water pipes replaced to the property. Also Note Plans Have Been Drawn Up By A Local Architect To Extend Subject To the Usual Consents.

Council Tax Band G £3356.85 2024/2023

Exact Location

what3words ///skimmers.screen.retire

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

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

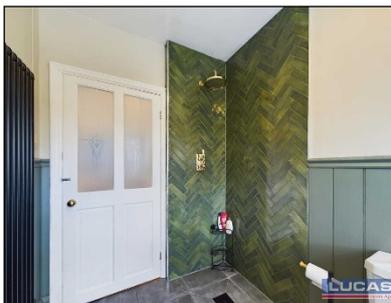
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to

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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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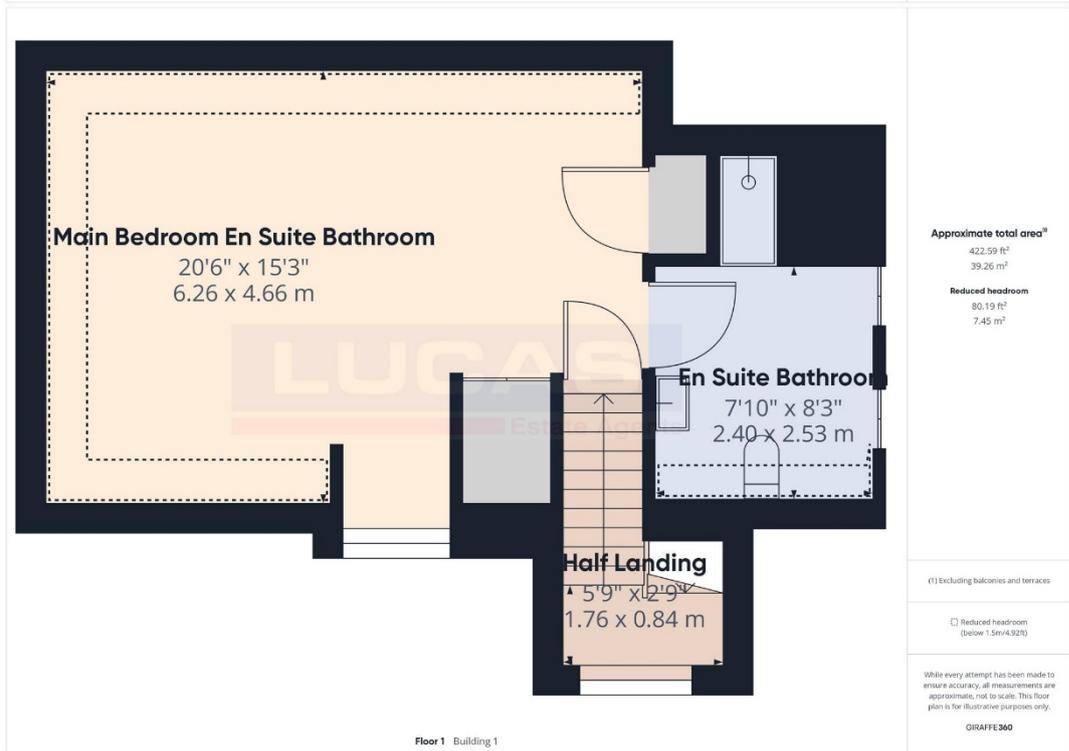


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

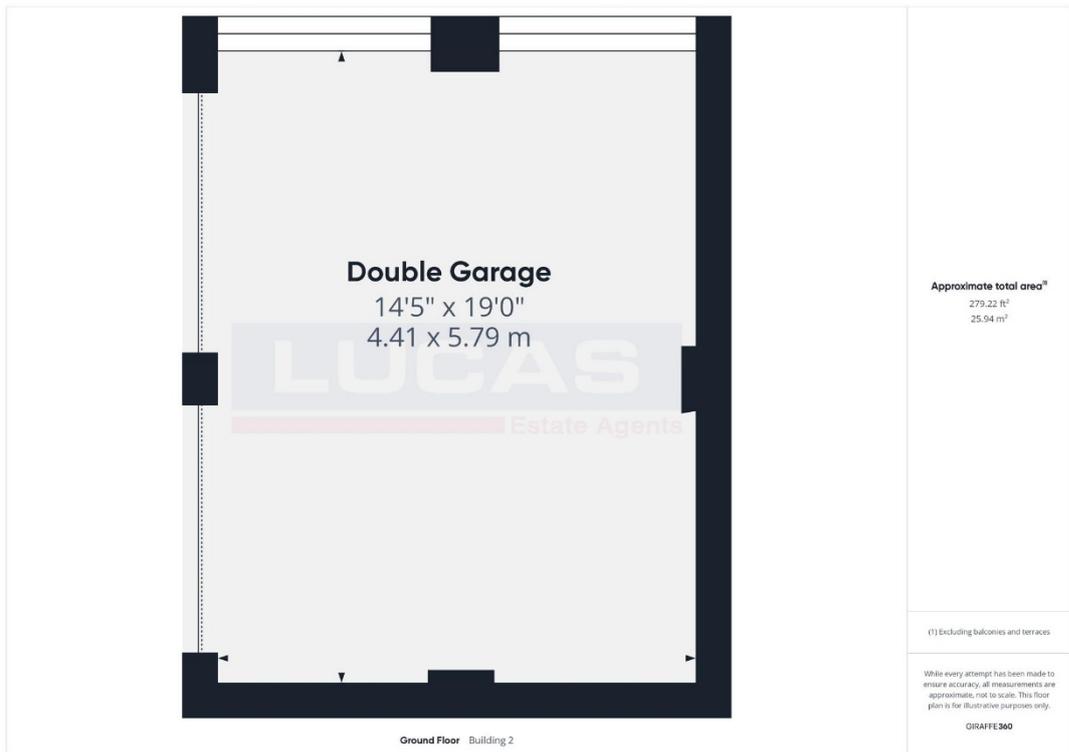
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0668-0075-7203-6751-4954>

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