



Dunmore Holyhead Road Menai Bridge LL59 5RH  
 Freehold Detached Bungalow  
 NEW PRICE £525,000

- Detached Bungalow Set In Approx 1/3 Acre Of Established Mature Gardens With Off Road Parking & Double Garage Workshop
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Located On The Highly Sought-After Holyhead Road On The Edge Of The Popular Town Of Menai Bridge, Well Set Back From The Road
- Chain Free, Close to Local Amenities
- EPC E
- Council Tax Band E £2461.69 2024/2025; Broadband-71 Mbps
- Services Mains Electric, Mains Water (Metered), Mains Drains, Central Heating Oil Fired

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### Property Summary

A Rare Opportunity Has Arisen To Acquire This Extended & Spacious Detached Bungalow Set In Approximately 1/3 Acre Of Delightful Landscaped Sheltered Gardens, Located Off The Highly Sought-After Holyhead Road On The Edge Of The Popular Town Of Menai Bridge, Well Set Back From The Road Itself. Originally Built In The 1960's & Has Been In Ownership For Some 50 years & Was Extended Around 2010 To Provide Further Living Accommodation And Offers Further Potential To Re Model Extend If Required Subject To The Usual Consents. We Anticipate Early Interest & Also Comes With The Added Benefit Of Having No Onward Chain.

The Property Is Set On A Very Generous Plot With Extensive Gardens To Front & Rear And Also Benefits From A Double Garage With Off Road Parking On The Drive. Sunmore 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 oil fired central heating (NEW BOILER 2020) and double glazing briefly comprises front door into entrance porch with quarry tiled floor and door through into the L shaped entrance hallway with recessed lighting, double doors into boiler room housing central heating boiler, further doors leading off into the living room with open fire with brick surround and timber mantel, recessed lighting, coved ceiling and window to front aspect overlooking the gardens, dining room with bench seating area and window to front aspect overlooking the gardens, opening through into the kitchen with base and wall storage cupboards with complementary work surfaces, space for free standing cooker, space for free standing washer, quarry tiled floor, window to side aspect, door to rear external porch.

Continuing off the entrance hall further doors lead off into bedroom 2 with two built in wardrobes with bridging storage over, two built in single storage cupboards, window to front aspect overlooking the gardens, bedroom 4 with built in low level storage cupboard, window to rear aspect overlooking the gardens, bathroom briefly comprising panelled bath with tiled splash back, wash hand basin with tiled splash back, low level Wc, built in shower cubicle with electric shower with tiled splash backs, frosted window to rear aspect.

Continuing off the main hallway is a door into the inner hallway with recessed lighting and useful built in storage cupboards with further doors leading off into bedroom 3 with recessed lighting and window to rear aspect overlooking the gardens, bedroom 1 en suite bathroom with recessed lighting, coved ceiling, window to front aspect overlooking the gardens and door off into the en suite bathroom briefly comprising panelled bath, pedestal wash hand basin, low flush WC, walk in shower with sliding doors and electric shower with tiled splash back, extractor fan, heated towel rail, ceramic tiled flooring, complementary wall tiling and a Velux roof light.

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### Externally

Generous well established lawned garden to front with matures trees and shrubs with hedges bordering the boundary with gated entrance onto side road. Pathways offer dual access to the side and rear garden and at the rear are beautifully established lawned gardens, mature trees and shrubs with steps onto a gravelled pathway leading up to the rear gated access and onward to off road parking and a detached double garage/workshop with power and lighting with timber folding doors together with side door access. To the rear there is a useful external Wc with lighting and located off the kitchen door is the rear porch with storage cupboard.

### 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 construction under a slate roof & also benefits from part cavity wall & ample loft insulation.

The property has also benefited from a recent new oil central heating boiler installation in 2020 and a new oil tank in 2024.

Also Note Historic Plans Have Been Drawn Up To Re Model/ Extend Subject To the Usual Consents.

Council Tax Band E £2461.69 2024/2025

Broadband-71 Mbps

### Exact Location

what3words ///train.ensemble.conceals

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

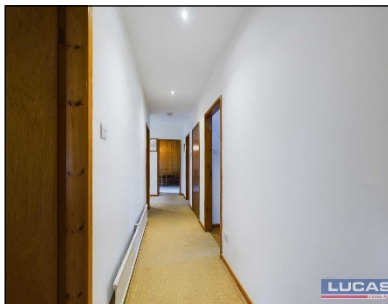
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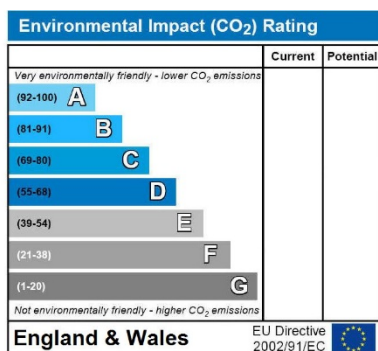
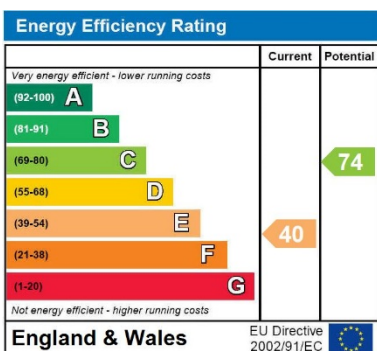
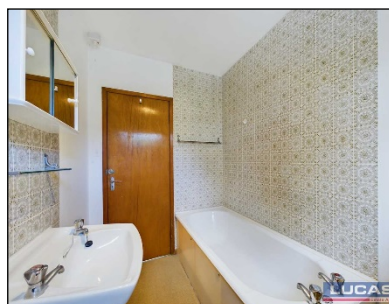
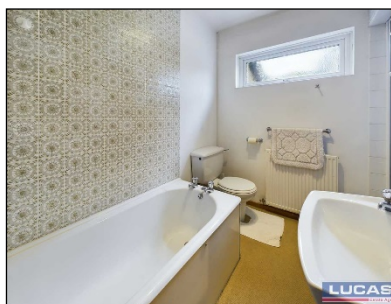
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

## 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.

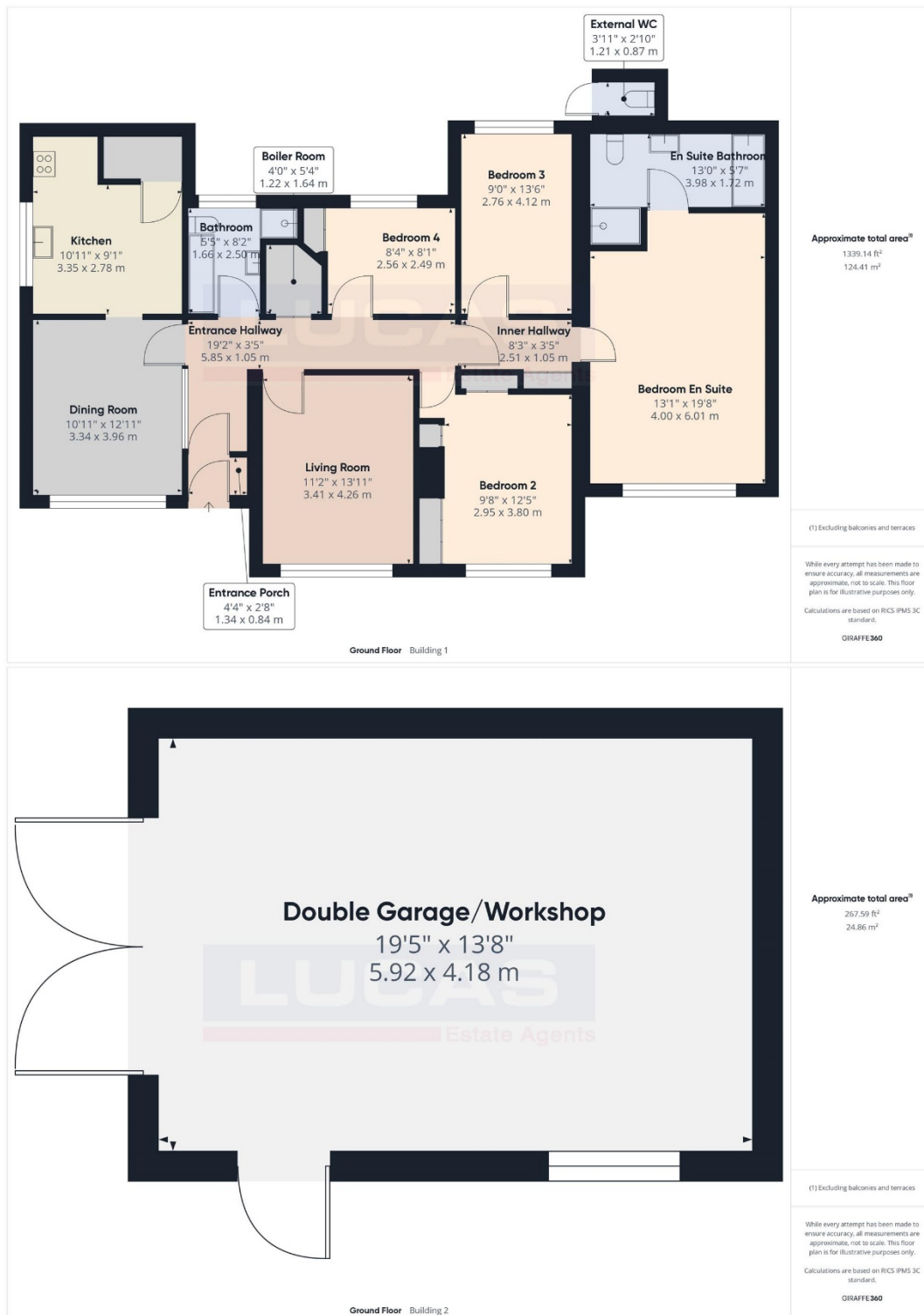


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<https://find-energy-certificate.service.gov.uk/energy-certificate/2408-1009-7256-4778-3964>

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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1606.73 ft<sup>2</sup>

149.27 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS (PMS) 3C standard.

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