



Parc House Druid Road Menai Bridge LL59 5BY  
Freehold Detached  
£750,000

- South Facing Superb Georgian Style Detached Family Home Originally Built Circa 1975
- 5 Bedrooms/2 Bathrooms/3 Receptions
- Approximately Just Under 3/4 Acre Of Established Trees And Gardens Surrounding The House
- Private Circular Drive Leading To The Property With Ample Off-Road Parking, Double Garage
- Large Flagged Patio & Entertaining Area & Log Stores & Garden Sheds
- Glimpses Of The Menai Strait Together With Distant Views Of The Snowdonia Mountains.
- Located On The Very Established And Desirable Druid Road Area Of Menai Bridge & Set Amongst

#### Similar Executive Homes

- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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## Property Summary

Located On The Very Established And Desirable Druid Road Area Of Menai Bridge & Set Amongst Similar Executive Homes, A Unique Opportunity Has Arisen To Acquire This South Facing Superb Georgian Style Detached Family Home Originally Built Circa 1975 With Approximately Just Under 3/4 Acre Of Established Trees And Gardens Surrounding The House With A Private Circular Drive Leading To The Property. There Is Ample Off-Road Parking, Double Garage & A Large Flagged Patio & Entertaining Area & Parc House Also Boasts Glimpses Of The Menai Strait Together With Distant Views Of The Snowdonia Mountains. The Property Is Very Much Designed With Georgian Styling With The Main Feature Being The Sweeping Circular Staircase Dating From Circa 1815. Viewing Is Highly Recommended.

The spacious family accommodation benefits from oil fired central heating and double glazing and briefly comprises Georgian style entrance porch into the reception hallway, the main focal point being the circular sweeping staircase believed to date back to 1815, Georgian style coved ceilings, window to side aspect, recessed display alcove, oak door into ground floor cloakroom/ Wc with contemporary styled back to the wall Wc with matching vanity sink base with storage under, low maintenance flooring and frosted window to side aspect.

From the reception hallway double oak doors lead off into the lounge with an Adam style fireplace with a multi fuel stove with marble hearth and surround, Georgian style coved ceilings, two Georgian style windows to both front and rears aspects with complementary French doors leading out to the rear patio area and gardens, pair of bi-fold doors through into the dining room with Georgian style coved ceilings, three sash style windows overlooking rear patio and gardens, double oak doors lead back into the reception hallway.

Continuing off the main reception hallway are double oak doors into the office/study with Georgian style coved ceilings, two sash style windows overlooking the drive and front gardens and a useful walk-in storage cupboard. A single oak door off the reception hallway takes you through into the breakfast kitchen briefly comprising French solid oak base and wall storage cupboards incorporating two Neff built in eye level ovens, ceramic hob with canopy style extractor over, Neff semi integrated dishwasher, integrated fridge, extra wide drawer pack and wine rack, tiled splash backs, Amtico flooring, cornice and pelmets with concealed lighting and linked flyovers, two sash style windows overlooking rear patio and gardens, recessed lighting, coved ceilings, door through into the utility room with stainless steel lay on sink with cupboards under, space and plumbing for washer, two bi-fold doors to linen storage, built in boiler cupboard housing oil fired central heating boiler, low maintenance floor covering, sash

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style window to front aspect, part glazed door and sash style window to rear patio aspect, door through into integral double garage.

The first floor landing briefly includes a continuation of the circular sweeping staircase to the attic room, Georgian style coved ceilings and doors leading off into main bedroom with two windows to the front aspect offering glimpses of the Menai Strait toward the Snowdonia mountains, coved ceilings, opening through into the dressing room area incorporating two double and one single bi-fold wardrobes to one wall and opposite a matching double bi-fold wardrobe opposite with hanging and shelving storage, window to rear aspect overlooking patio and gardens, door leading through into en suite bathroom with underfloor heating and briefly comprising a contemporary styled suite with walk in mains shower with glass screen, back to the wall matching Wc and bidet, vanity sink base cupboard with storage cupboards, chrome heated towel rail, complementary floor and wall tiling and window to rear aspect.

Continuing off the landing are doors leading into bedroom with bi-fold double wardrobe with hanging and shelf above, two windows to the front aspect offering glimpses of the Menai Strait toward the Snowdonia mountains, bedroom 3 with bi-fold double wardrobe with hanging, drawers and shelf above, two windows to the front aspect offering glimpses of the Menai Strait toward the Snowdonia mountains, bedroom 4 with bi-fold double wardrobe with hanging drawer space and shelf above, two windows to the rear aspect overlooking patio and gardens, bedroom 5 with bi-fold double wardrobe with hanging drawer space and shelf above, window to the rear aspect overlooking patio and gardens and completing the first floor is the main family bathroom with underfloor heating and briefly comprising a contemporary styled suite with P shaped bath with curved glass screen and mains shower, back to the wall Wc and matching vanity sink base with cupboards, chrome heated towel rail and complementary floor and wall tiling with window to rear aspect.

From the landing the sweeping staircase takes you to a spacious attic/games room with two Velux roof lights, access to spacious eaves storage with porthole style window and separate doors lead into the water tank rooms.

#### Externally

A sweeping driveway with mature trees and gardens to either side over varying levels, leads down to Parc house with a circular driveway allowing for easy access in and out and providing a focal point for the property with mature trees and plants together with lawned gardens and trees bordering the boundaries. There is ample parking on the drive to the front and adjacent to the double garage with ample space for several vehicles/motor home or caravan.

Adjoining the house is a double garage with power and lighting along with an electrically operated door with door leading into the utility room.

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A pathway at the side of the garage runs to a generous rear flagged patio garden and entertaining area with garden shed and two steps leading up to the lawned gardens with numerous shrubs and flowers together with a further flagged patio and seating area and a hard standing for a greenhouse. To the side of the house is further space for log stores and additional sheds.

### Location

Menai Bridge has grown in popularity in recent years and Druid Road is a very desirable road in this fantastic town. The property is located amongst other large, detached properties and yet offers a good degree of privacy. 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.

Council Tax Band G

### Exact Location

what3words ///deflated.bulbs.pads

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### Note to Customers

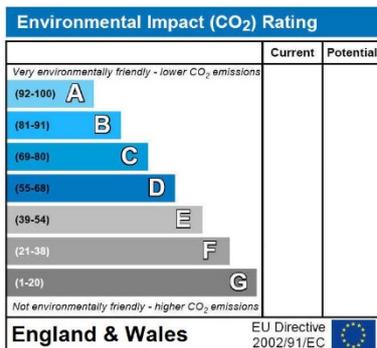
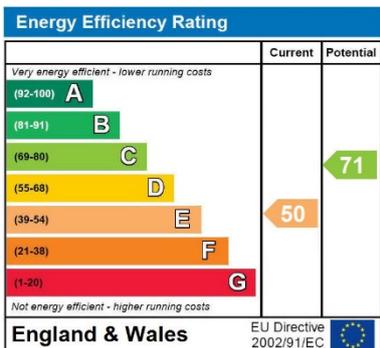
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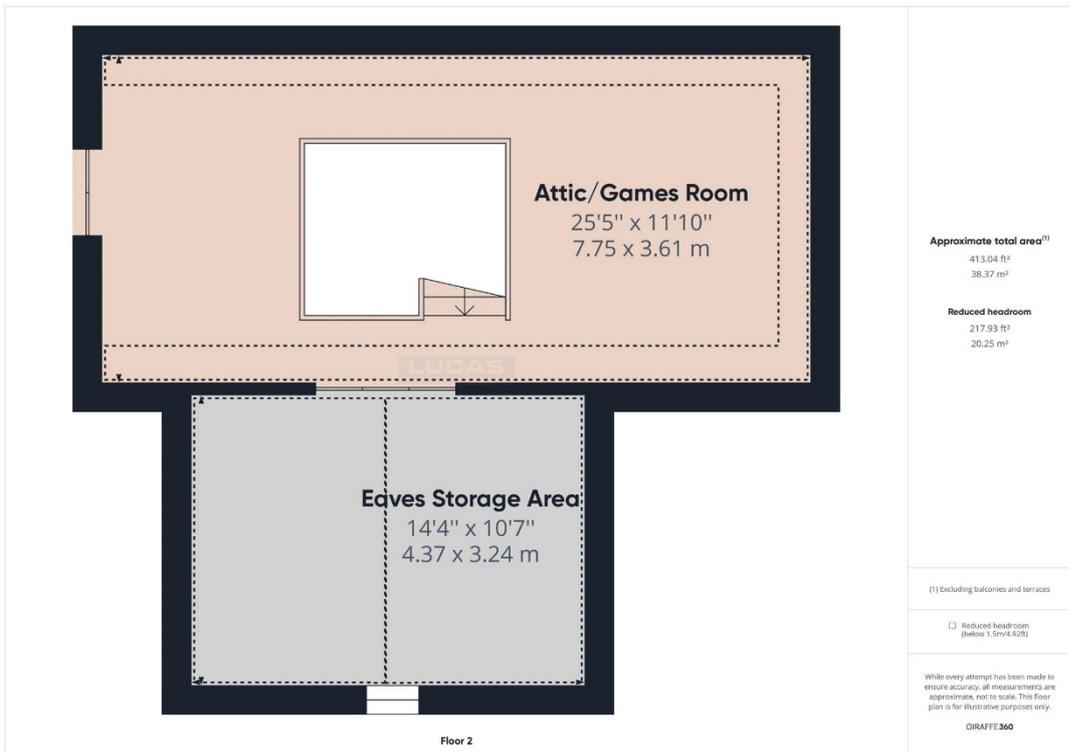


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