



10 Y Glyn Menai Bridge LL59 5HY
 Freehold Detached
 NEW PRICE £349,950

- Very Well Appointed & Spacious Link Detached Family Home Located On The Very Sought-After Y

Glyn Estate

- 3 Bedrooms/2 Bathrooms/3 Receptions
- Boasts Super Views Of The Menai Strait, Telford Bridge And Yr Wyddfa (Snowdonia) Mountain Range.
- Off Road Parking For 2 Cars & Garage Together With Lawned Gardens & Patio Areas
- Set In A Quiet Cul De Sac As Well As Being Within Easy Walking Distance Of The Excellent Local Primary & Secondary Schools
- EPC D;Council Tax Band E £2656.39 2025/2026;Broadband Up To 751 Mbps
- Services Mains Electric, Mains Water,Mains Drains, Central Heating Gas Fired

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Property Summary

A Very Well Appointed & Spacious Link Detached Family Home Located On The Very Sought-After Y Glyn Estate. The Property Offers Off Road Parking For Two Vehicles & Garage Together With Lawned Gardens & Patio Areas And Boasts Super Views Of The Menai Strait, Telford Bridge And Yr Wyddfa (Snowdonia) Mountain Range. Set In A Quiet Cul De Sac As Well As Being Within Easy Walking Distance Of The Excellent Local Primary & Secondary Schools, The Thriving Town Of Menai Offers A Wealth Of Boutique Style Shops & Eateries Together With Doctors, Dentists & Public Houses & Is Only 3 Miles Or So To The University City Of Bangor & Ysby Gwynedd.

The accommodation which benefits from gas central heating and double glazing briefly side entrance door into entrance hallway with recessed lighting, low maintenance flooring, window to side aspect boasting super mountain views, door off into inner hallway with recessed lighting, built in cloaks cupboard, stairs to first floor, low maintenance flooring, door off into the living room with timber fireplace with inset electric fire set on slate hearth, coved ceiling, original parquet flooring, recessed alcove, windows to both side and front aspect, door into entrance vestibule with door leading out to the front.

Continuing off the inner hall is an opening through into the dining room with recessed lighting, low maintenance flooring, base and glass wall storage cupboards with complementary work surface, window to rear aspect overlooking the garden, square opening through to the lounge with low maintenance flooring and French doors leading out to the rear patio and garden. A arched opening from the dining room takes you into the kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel one and a half bowl sink with mixer tap, space for free standing cooker, space for washer and fridge, complementary tiled splash back, ceramic tiled flooring, door to rear patio and garden, door to rear hallway with ceramic tiled floor, door to side aspect and door off into ground floor shower room briefly comprising a built in shower cubicle with electric shower, wall mounted wash hand basin, low flush Wc, extractor fan, low maintenance flooring and frosted window to side. Completing the ground floor accommodation and located off the entrance hallway is a door into ground floor bedroom 1 with recessed lighting, built in wardrobe, windows to both the front and side aspects boasting super distant views of the mountains.

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The first floor comprises a spacious landing/snug/office space with recessed lighting, Slingsby style ladder to a boarded and insulated spacious loft space, window to side aspect boasting stunning views of the Menai strait, Telford bridge and distant mountain views. A square opening leads to the inner landing with recessed lighting, built in linen cupboard and a concertina door leading off into bedroom 2 with recessed lighting and window to side aspect, door to bedroom 3 with recessed lighting, painted stripped flooring and window to front aspect boasting super views over the town together with impressive distant mountain views. Completing the first floor accommodation and located just off the landing/snug/office area is a door leading into a very spacious split bathroom briefly comprising a back to the wall Wc, cantilever wash hand basin with mixer tap with marble shelf above, built in airing cupboard, recessed lighting, low maintenance flooring, window to side aspect boasting glimpses of the Menai strait together with super distant mountain views. A square opening with single step takes you through to the second part of the bathroom and briefly comprises a tiled bath ,built in shower cubicle with electric shower, extractor fan, recessed lighting and frosted window to side.

Externally

Driveway to the front with off road parking for 2 vehicles leading to a linked garage with metal up and over door and a separate door leading out to the rear patio and gardens together with a neat lawned garden with shrubs and trees with steps leading up to the entrance vestibule and a pathway continues to the side of the property with dual access via the side and rear entrance hallways. The pathway continues to the side and leads you to the private and sheltered rear garden with a sun trap patio area and lawned gardens with mature trees and shrubs and bordering the boundary is a flagged seating area that faces south and makes another great sun trap location.

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.

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Agents Notes

The property is of standard construction under a tiled roof.

Council Tax Band E £2656.39 2025/2026

Broadband Up To 751 Mbps

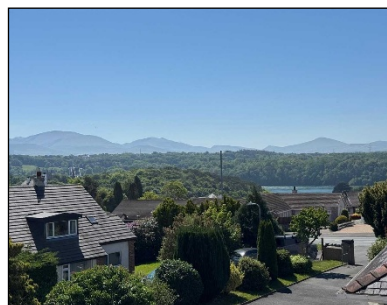
Exact Location

what3words ///clef.jazzy.laptops

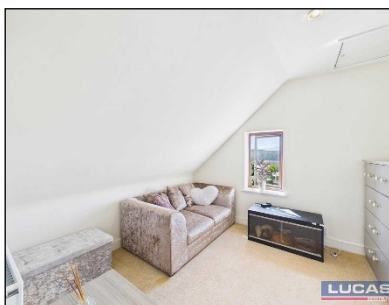
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

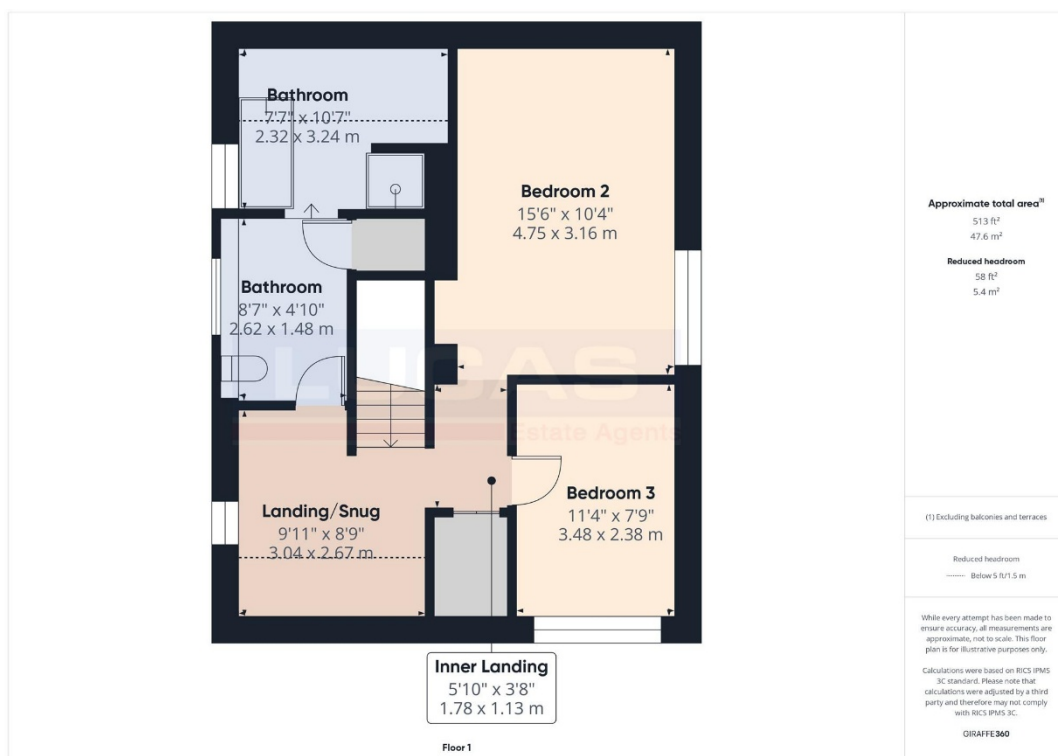
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1453 ft²
134.9 m²

Reduced headroom

58 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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