



Tyn Llydiart Druid Road Menai Bridge LL59 5BY
 Freehold Detached
 £610,000

- Very Well Appointed And Spacious Extended Detached Family Home Offers Flexible Accommodation Throughout
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Located At The End Of The Very Sought After Druid Road In The Town Of Menai Bridge & Adjacent To The North Wales Wildlife Trust Nature Reserve Of Caeau Pen Y Clip
- Recently Benefited From Two New Contemporary Styled Bathrooms
- Delightful Landscaped Gardens That Have Been Further Upgraded By The Current Owners.
- Off Road Parking Along With Two Garden Sheds, An Implement Storage Room & A Decked Terrace
- Stocked Flowerbeds, Rockeries, Attractive Paved Patio Seating Areas Distributed Around The Property
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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Property Summary

Located At The End Of The Very Sought After Druid Road In The Town Of Menai Bridge & Adjacent To The North Wales Wildlife Trust Nature Reserve Of Caeau Pen Y Clip Lies The Well Appointed Property, Tyn Llydiart. The Spacious Extended Detached Family Home Offers Flexible Accommodation Throughout & Has Recently Benefited From Two New Contemporary Styled Bathrooms Together With Delightful Landscaped Gardens That Have Been Further Upgraded By The Current Owners. The Property Offers Off Road Parking Along With Two Garden Sheds, An Implement Storage Room & A Decked Terrace, Stocked Flowerbeds, Rockeries, A Wide Variety Of Mature Shrubs And Plants And Attractive Paved Patio Seating Areas Distributed Around The Property.

Just A Short Walk Into Menai Bridge & Located On A Quiet No Through Country Road With No Passing Traffic & Country Walks, On The Doorstep. The Property Would Suit A Couple Or Family Looking For A Convenient Location To Schools/Hospital, A55 Expressway And Shops. Viewing Both Internally & Externally Is Highly Recommended. NO ONWARD CHAIN....

The accommodation which benefits from oil fired central heating and double glazing briefly comprises a composite front door into the entrance hallway with recessed lighting, ceramic tiled flooring, window to front aspect and door leading off into a spacious laundry/utility/boot room with recessed lighting, ceramic tiled flooring, base storage cupboard with complementary work surfaces, stainless steel single bowl sink with mixer tap, space and plumbing for free standing washer, dryer, tall fridge/freezer, Worcester Bosch oil fired central heating boiler and window to side aspect.

Continuing off the entrance hall is a door off into a spacious and light open plan dining, lounge and kitchen that offers an excellent family/entertaining area briefly comprising a dining area with recessed lighting, solid oak flooring, Wood burning stove with feature exposed beam set on a slate tiled hearth, staircase tucked behind the chimney breast leading to a half landing and onward to the 1st floor, opening into the kitchen area and open plan walk through to the lounge area with recessed lighting, solid oak flooring, sliding patio double glazed doors opening onto the flagged patio and garden with countryside views, two windows to rear aspect overlooking the garden, door leading out onto a flagged pathway and rear and side garden area and opening through into the breakfast kitchen area briefly comprising recessed lighting, solid oak flooring, a fully integrated kitchen with base, island and display wall storage cupboards with complementary laminate and solid wood work surfaces (on the island), ceramic one and a half bowl sink with mixer tap with flyover above with recessed lighting, New Neff integrated double oven, Neff integrated induction hob with glass and stainless steel extractor, integrated dishwasher, integrated fridge. Complementary tiled walls, window to side aspect overlooking the garden.

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Continuing off the breakfast kitchen is a half glazed panelled door through into the office/study with recessed lighting, sliding patio double glazed doors opening onto the garden. Built-in storage cupboards, built in desk workstation, glazed panelled window into the dining area with shelving under. Continuing off the dining area is an opening into an inner hall with door leading to a useful understairs storage area and a separate door leads through to the main inner hallway with recessed lighting, half glazed panelled door leading off into ground floor bedroom 1 with recessed lighting, extensive range of newly fitted wardrobes and a dressing area with a range of built-in storage cupboards, access to small loft space, window to side aspect overlooking the garden, recently installed contemporary style ground floor bathroom with recessed lighting, extractor fan, heated towel rail, low maintenance flooring, frosted window to front aspect, built in mains shower cubicle with bi-fold doors with complementary aqua boards, back to the wall low flush Wc, vanity sink unit with mixer tap and storage cupboards with mirrored light over with complementary aqua boards and cantilever tall narrow storage cupboard.

Continuing off the dining area are stairs to a half landing with further stairs up to the main landing with built in display shelving, fitted wall shelving, built in airing cupboard and doors leading off into bedroom 2 with built in storage cupboard and windows to both front and side aspects boasting distant mountain views, bedroom 3/sitting room with window to side aspect boasting views overlooking the adjoining nature reserve, bedroom 4 with access to loft space, built in storage cupboard and window to side aspect boasting distant mountain and countryside views together with a smaller window to side aspect boasting distant glimpses of the sea and mountains and a recently installed contemporary bathroom suite briefly comprising recessed lighting, extractor fan, heated towel rail, low maintenance flooring, built in mains shower cubicle with glazed sliding doors with complementary aqua boards, back to the wall low flush Wc with adjoining vanity sink unit with mixer tap and storage cupboards with mirrored light over, window to rear aspect boasting views of open fields.

Externally

Delightful beautifully landscaped gardens with a decked terrace, stocked flowerbeds, rockeries, a wide variety of mature shrubs and plants and attractive patio seating areas are arranged around the garden to capture morning, afternoon or evening sun and offering a good degree of privacy.

Two timber garden sheds together with a useful externally accessed implement storage room with double doors, water point and recycling and refuse storage area and timber gates open onto a gravelled parking area. The North Wales Wildlife Trust nature reserve of Caeau Pen Y Clip adjoins two sides of the garden.

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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.

Agents Notes

The property is of both stone and standard construction under a slate roof.

2023: Two new windows on west side of wrap around single storey extension

2023: New glazed door on SW side of wrap around single storey extension

Do not know installation dates for replacement windows in original stone cottage or first extension built in the mid-1960s.

2023: New lighting in two renovated bathrooms; additional lighting in downstairs bedroom.

Council Tax Band E £2656.39 2025/2025

Broadband Up To 150 Mbps

Exact Location

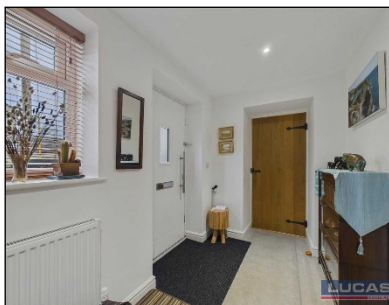
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

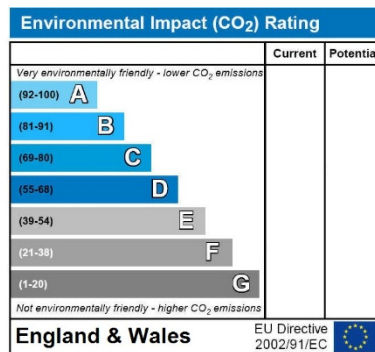
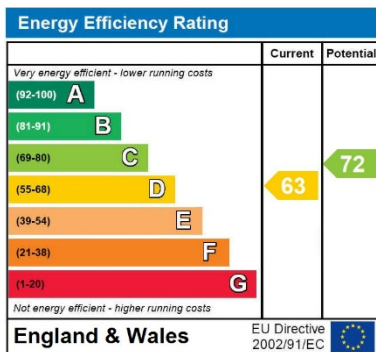
Note to Customers

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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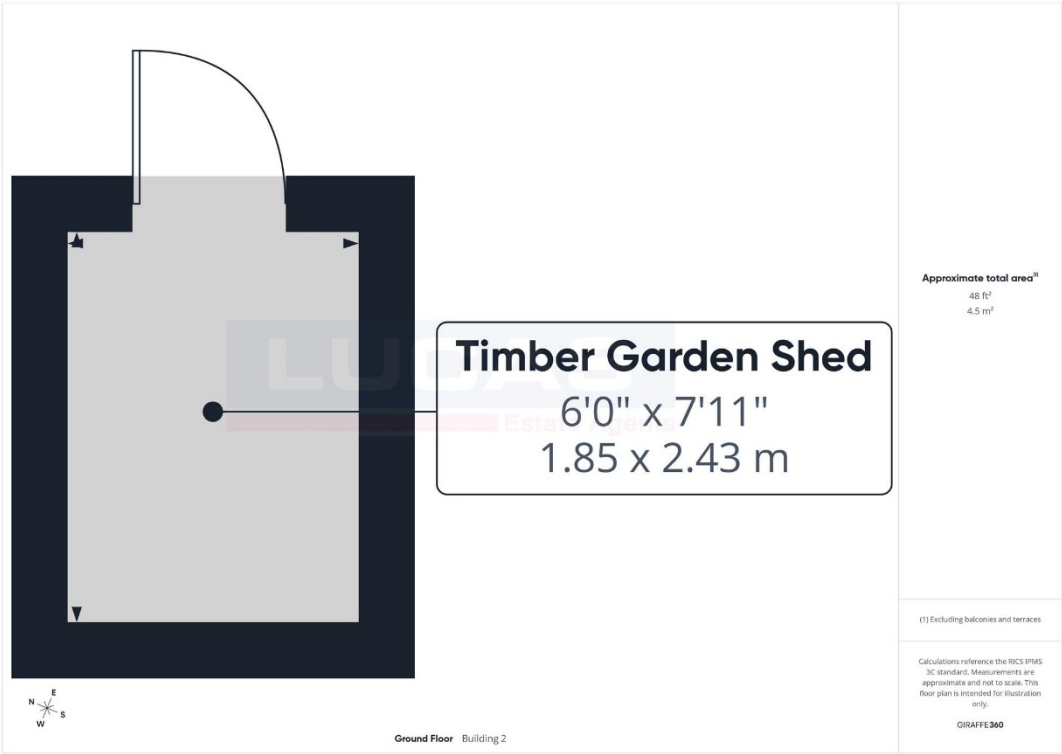


<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2633-7520-2595-0765>

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<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	<p>Approximate total area⁽¹⁾</p> <p>1591 ft² 148 m²</p>
<p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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