



1 Cae Nicholas Menai Bridge LL59 5LE  
Freehold Detached Dormer Bungalow  
OIRO £350,000

- Very Spacious Detached Dormer Bungalow In Popular Location Close To A55 Expressway
- 3/4 Bedrooms/2 Bathrooms/1/2 Receptions
- 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/f9f3ffb453ae4c1cb8111e0b1d5566d1/>
- Ample Off-Road Parking At Front For Several Vehicles + Separate Detached Garage With Drive
- Very Rare Opportunity To Purchase On Sought After Residential Estate Being One Of Only Six
- Generous Lawned Gardens To Rear With Space For Outside Studio/Workshop & Greenhouse
- Easy Flat Walk To Local Convenience Store, Bus Stops & Schools
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A Most Spacious Detached Dormer Bungalow Set On A Generous Plot With Ample Off-Road Parking, Gardens & Separate Garage, Ideally Located In A Very Sought After Cul De Sac Being One Of Only Six Similar Style Properties On This Residential Estate. The Property Is Only A 2 Minute Flat Walk To A Local Convenience Store Along With Local Schools & Bus Stop Connections & A Short Drive To The A55 Expressway. The Well-Presented Accommodation Briefly Comprises Glazed Front Vestibule With Door Into The Reception Hallway With Built In Storage Cupboard & Stairs To First Floor, Lounge With Attractive Fireplace & Window To Front Aspect, Spacious Fitted Kitchen With Ample Base & Wall Storage Cupboards With Window To Rear Aspect Overlooking The Garden, Glazed Door Through Into A Spacious Glazed Rear Vestibule/Sun Porch With Onward Access To The Rear Gardens & Gate To The Garage.

Continuing The Accommodation Off The Hallway Area Doors Leading Into A Ground Floor Double Bedroom 1 With Window To Front Aspect, Ground Floor Double Bedroom 2/Office/Dining Room With French Doors To Rear Gardens & Completing The Accommodation Is A Family Bathroom Briefly Comprising A Coloured Suite Including Panelled Bath, Low Flush Wc & Pedestal Wash Hand Basin.

The First Floor Briefly Comprises Landing With A Very Useful Walk In Storage Cupboard, Together With Access To Eaves Storage Space, Doors Off Into Double Bedroom 3 En Suite Shower Room Briefly Comprising Enclosed Shower Cubicle With Mains Shower, Low Flush Wc & Pedestal Wash Hand Basin Together With A Chrome Heated Towel Rail, Further Walk In Storage & Window To Front Aspect & Completing The Internal Accommodation Double Bedroom 4 With Window Overlooking The Rear Aspect With Distant Mountain Views.

Externally To The Front Is A Tarmacadam Pull On Drive With Significant Off-Road Parking For Several Vehicles & A Timber Gate At The Side Leads To A Sizeable Gravelled Area With Space To Place A Timer Studio/Greenhouse If Required Leading Onto A Generous Rear Lawned Garden With Quality Timer Fence Panelling. A Small Gate With A Few Steps Leads Down To A Detached Garage & Side Access Door With Front Access From Road Prior To Cae Nicholas.

The Property Also Benefits From Gas Central Heating & Double Glazing & Given The Rarity For Bungalows To Come Up For Sale On This Estate, We Anticipate Plenty Of Early Interest.

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### Location

The Property Is Very Convenient For The A55 Expressway, Primary & Secondary Schools, Convenience Store, Bus Stops & Town Centre Which Is Around 10 Minutes' Walk Boasting a Waitrose Store, Public Houses, Several Fine Restaurants & Boutique Shops. Viewing Of This Detached Dormer Style Bungalow Is Strongly Advised Both Internally & Externally.

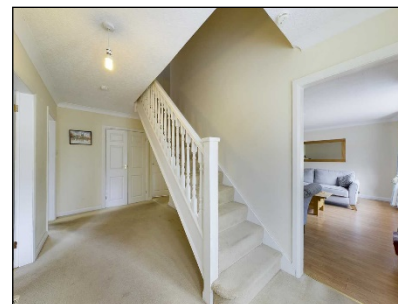
Council Tax Band E

<https://goo.gl/maps/npAkxjrzzsW8fnet9> Sat Nav LL59 5LE

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

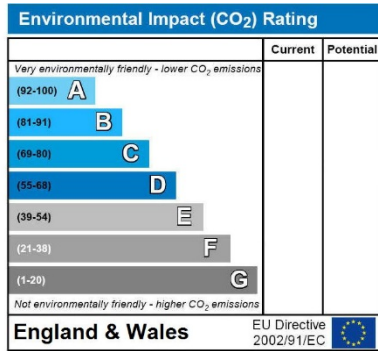
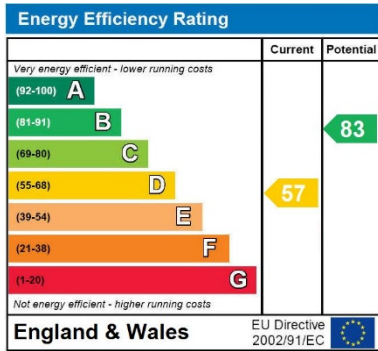
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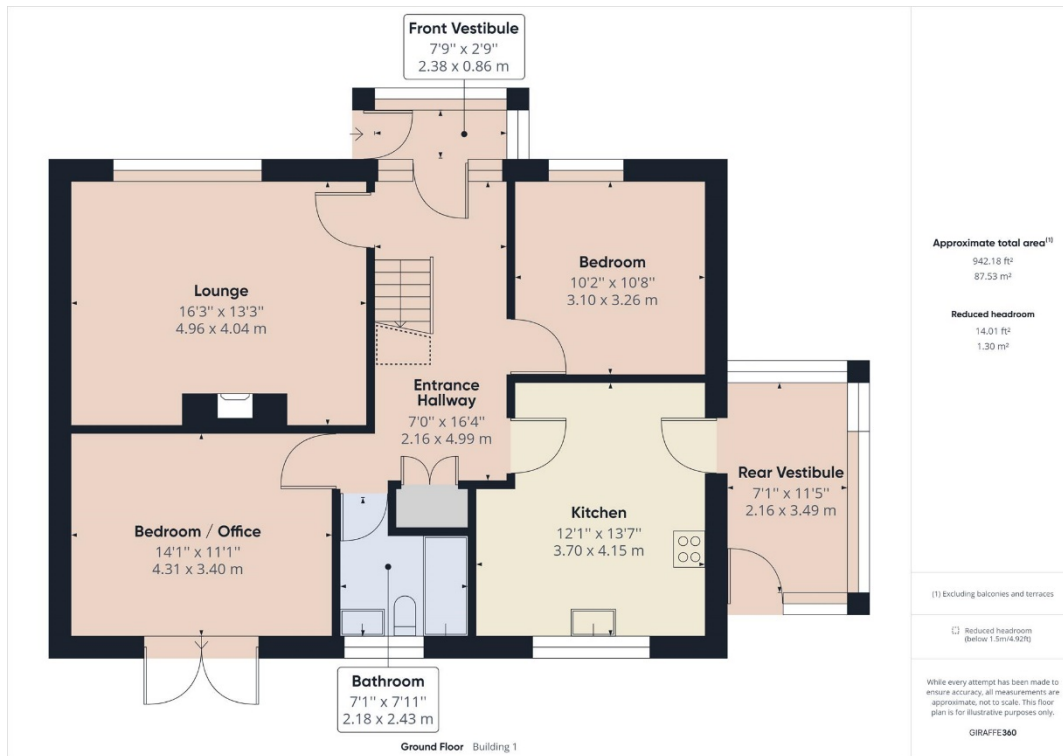
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0048-9056-7238-3285-0994>



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