



Rhiwen Pentraeth Road Menai Bridge LL59 5HU
 Freehold Detached Bungalow
 £775,000

- Very Well-Appointed Detached Bungalow Set Within Just Under 1 Acre Of Established Gardens
- 4/5 Bedrooms/2 Bathrooms/3/4 Receptions
- Boasting Stunning South Facing Views Of The Menai Strait & Britannia Bridge Together With Mountain Views
- Ample Off-Road Parking, Detached Double Garage, Two Spacious Lower-Level Rooms And An Elevated Patio Terrace
- Very Sought After Position On The Pentraeth Road In The Popular Town Of Menai Bridge
- Epc TBC; Council Tax Band E £2461.69 2024/2025; Broadband Up To 631 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Mains Gas

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Property Summary

A Very Well Appointed & Spacious Detached Bungalow Set Within Just Under 1 Acre Of Established Gardens With A Stream Bordering The Side, Set In A Very Sought After Position On The Pentraeth Road in The Popular Town Of Menai Bridge, Set Back From The Road Itself, Boasting Stunning South Facing Views Of The Menai Strait & Britannia Bridge Together With Mountain Views To South Facing Rear Gardens. The Bungalow Offers Flexible Accommodation Throughout Together With Ample Off-Road Parking, Detached Double Garage, Two Spacious Lower-Level Rooms And An Elevated Patio Terrace. Rhiwen 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 5-7 Minutes Brisk Walk To A Waitrose Store.

The accommodation which benefits from gas central heating and double glazing briefly comprises door into sun porch with Amtico flooring, windows to three sides, door through into the reception hallway with Amtico flooring and French doors leading off into the lounge with elevated inset gas fire and marble surround with marble display shelf, coved ceiling, low maintenance flooring, sliding doors into the sun room that boasts superb views of the Menai strait, Britannia bridge and gardens together with planked flooring and sliding doors out onto the decked steps leading to the gardens and flagged patio area.

Continuing off the reception hall are further doors off into the breakfast kitchen briefly comprising base and wall storage cupboards with complementary granite work surfaces, Neff built in eye level oven with combination microwave above and warming drawer below, ceramic hob with slimline extractor over, inset single bowl sink with mixer tap, integrated dishwasher, integrated fridge/freezer, granite upstands and hob splash back, recessed lighting, plinth lighting, ceramic tiled flooring, coved ceiling, windows to both the front and side aspects, door through into the laundry room with tall storage units, space for free standing washer with base cupboard and complementary work surfaces, ceramic tiled flooring, part coved ceiling and door to side path and gardens, dining room with Amtico flooring, coved ceiling and window to side aspect.

Continuing through to the inner hallway there is a built in airing cupboard, cloaks cupboard, Amtico flooring, coved ceiling and doors leading off into bedroom 1 en suite with built in wardrobes, low maintenance flooring, coved ceiling, window to front aspect and door off into an en suite bathroom briefly comprising walk in shower with electric shower and complementary tiled splash backs, contemporary fittings including back to the wall Wc, vanity sink unit with storage cupboard to side, chrome heated towel rail, complementary floor and wall tiling, recessed lighting, extractor fan and frosted window to front, bedroom 2 with low maintenance flooring, coved ceiling and window to rear aspect boasting super views

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overlooking the rear garden together with glimpses of the Menai strait and Britannia bridge, office/bedroom 5 with electric fire set on a marble hearth, coved ceiling and window to rear aspect boasting super views overlooking the rear garden together with views of the Menai strait and Britannia bridge, main bathroom briefly comprising a P shaped bath with electric shower and glass screen, back to the wall Wc with adjoining storage units, vanity sink unit with mixer tap, complementary floor and wall tiling, recessed lighting, built in airing cupboard and frosted window to front aspect.

Continuing off the main reception hallway you come to the inner hallway with Amtico flooring, access to loft space, frosted window to side aspect, coved ceiling and door leading off into bedroom 3 with sliding doors leading out on to the flagged patio at the rear ,low maintenance flooring and coved ceiling, bedroom 4 en suite Wc with low maintenance flooring, coved ceiling, window to side aspect and door off into an en suite Wc briefly comprising a vanity sink unit with mixer tap, back to the wall Wc, complementary floor and wall tiling and frosted window to side aspect.

Externally

Tarmacadam driveway leading to the front of the property providing ample off-road parking for several vehicles, leading to a detached double garage with roller door, window to rear and side door leading to the side patio area. Either side of the drive are established gardens mainly laid to lawn with mature shrubs, beds and steam running along the boundary perimeter. There is a block paved area to the entrance with a pathway leading to the side of the property by the garage with a flagged patio area with onward access via the laundry room. A pathway continues to the rear with elevated lawned gardens and mature hedges bordering the boundary. Continuing to the other side of the property are steps and path leading to a very useful lower-level storage area briefly comprising a door into a game's room/studio with an opening through into a spacious cellar storage room.

To the rear of the property is a very generous lawned garden area with mature trees and shrubs along with a pathway leading up to an elevated decked terrace and steps off the sunroom,adacent to a flagged patio with space for garden furniture providing stunning views of the Menai strait and Britannia bridge taking advantage of the afternoon and early evening sunshine. The rear garden is bordered by a high stone boundary wall along with mature hedges.

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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 tiled roof.

Council Tax Band E £2461.69 2024/2025

Broadband Up To 631 Mbps

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0758-3048-8204-4115-8200>

Exact Location

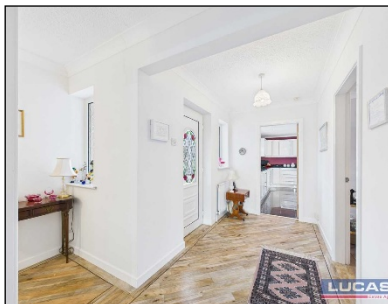
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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