



Craig Y Don Lodge
Glyngarth, Menai Bridge, LL59 5NR
£595,000

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A charming and spacious former Lodge to the Craig y Don Estate, enjoying a convenient yet secluded location on the seaward side of the Menai Strait in the sought after Glyn Garth area and enjoying seasonal southerly views of the sea and Snowdonia mountains. Having been extended to give spacious family accommodation, a feature of the house is the spacious and secluded garden, while there is off road parking and a large detached garage. The accommodation provides for two ground floor reception rooms, as well as an office, kitchen and Conservatory. There are four double bedrooms, all en suite, together with a superb 24 foot first floor lounge enjoying sea and mountain views. Worthy of inspection to appreciate the size of the accommodation and location and available with no onward chain.



Entrance Utility Room
7'9" x 5'1" (2.38 x 1.55)

Kitchen
12'0" x 9'10" (3.67 x 3.01)

Dining Room
12'0" x 8'11" (3.67 x 2.72)

Sitting Room
13'1" x 10'2" (4.01 x 3.10)

Conservatory
12'8" x 7'4" (3.87 x 2.26)

Study
6'1" x 4'11" (1.87 x 1.51)

Hallway

Bedroom 1
14'6" x 12'2" (4.42 x 3.71)

En-Suite Bathroom/WC
7'11" x 4'11" (2.43 x 1.50)

Bedroom 2
14'6" x 12'2" (4.42 x 3.71)

En-Suite Bathroom/WC
7'11" x 4'11" (2.43 x 1.50)

Bedroom 3
11'11" x 11'11" + recess (3.64 x 3.64 + recess)

En-Suite Shower Room/WC
8'6" x 5'4" (2.60 x 1.63)

First Floor Landing

Separate WC
4'11" x 2'9" (1.52 x 0.86)

Store Room
14'9" x 11'3" into eaves (4.51 x 3.43 into eaves)

Bedroom 4
13'7" x 10'1" (4.15 x 3.09)

En-Suite Bathroom/WC
11'1" x 4'11" (3.39 x 1.50)

Lounge
24'6" x 17'11" (7.47 x 5.47)

Outside

Garage
17'2" x 16'9" (5.25 x 5.11)

Tenure

Services

Council Tax

Energy Performance Certificate

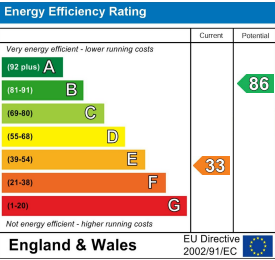
Area Map



Floor Plan



Energy Efficiency Graph



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