



Y Graig Wen Cadnant Road, Menai Bridge, LL59 5NG

£750,000

Centrally positioned within grounds of 0.8 of an acre, and situated on the edge of the town centre of Menai Bridge, the sale of Y Graig Wen gives a rare opportunity to acquire a substantial Grade 2 listed detached Gentleman's residence of character, having a slightly elevated position to enjoy fine views over the nearby Menai Strait towards the Snowdonia mountain ranges. Being in need of some modernisation and repair, this substantial dwelling house has the added bonus of a large Studio/Office extension over a large double garage which itself lends itself for conversion into an Annex if required. The substantial accommodation extends to over 3800 square feet, and presently provides a hallway with access to the Studio, 3 Reception rooms, kitchen, utility room, 4 bedrooms and 2 bathrooms. The Studio has two ground floor offices and a large open plan area to the first floor over a double garage.

Well worthy of inspection and sold with no onward chain.

Open Porch

Having a slate threshold and timber lattice side walls.

Reception Hall 12'5" x 11'1" (3.79 x 3.40)



A spacious room, with traditional wall cupboard, radiator. Access to Studio.

Inner Hall

Having a "dog leg" staircase to the first floor with store cupboard under, radiator, telephone point.

Lounge 13'5" x 13'11" reducing to 11'10" (4.10 x 4.25 reducing to 3.62)



Having two front facing windows, one being a wide bay window with southerly aspect and not only enjoying good natural daylight giving a fine view towards the Menai Strait and Snowdonia mountains. Tiled fireplace and hearth, original coved ceiling, two radiators.

Dining Room 17'6" x 16'2" (5.34 x 4.93)



Having two large dual aspect windows with the wide front bay window giving fine sea and mountain views. Feature rustic brick fireplace with tiled hearth, coved ceiling, two radiators.

Study 18'9" x 7'1" extending to 8'2" (5.72 x 2.18 extending to 2.49)

Having a large south westerly bay window with radiator under. Built in traditional cupboards.

Kitchen 13'1" x 12'6" (4.00 x 3.83)



Having an extensive range of base and wall units in a dark timber finish with extensive worktop surfaces and tiled surround. Franke 1.5 bowl sink unit under a side aspect window, integrated hob with extractor over and fitted electric oven. Fitted fridge and recess for a dishwasher. Tiled floor, exposed roof beams.

Walk in Pantry 8'5" x 5'6" (2.58 x 1.69)

With wall shelving all around and tiled floor.

Utility Room 7'1" x 5'10" (2.18 x 1.79)

Having a worktop surface and space under for a washing machine and dryer. Tiled floor, outside door to the garden and inner door to:-

Boiler Room 6'6" x 6'9" (2.00 x 2.06)

With a Worcester gas fired central heating boiler, wall shelving, tiled floor.

First Floor Half Landing

Bathroom 10'1" x 9'0" (3.09 x 2.76)



Having a good sized shower cubicle with Mira electric shower control. Panelled bath, wash basin with shaver point over, radiator. Separate WC

Bedroom 1 17'7" x 16'0" (5.36 x 4.89)



Having a wide front aspect window to give fine sea and mountain views. Painted slate fireplace surround. Radiator, picture rail

En Suite 10'9" x 8'5" (3.29 x 2.59)



Having a steel panelled bath, glass surround shower cubicle with Mira electric shower control. wash basin with mirror and light over, towel radiator.

Bedroom 2 13'10" x 10'7" (4.24 x 3.25)



Again with front aspect window to give fine sea and mountain views. Slate surround former fireplace, radiator, picture rail.

Bedroom 3 11'11" x 11'2" (3.64 x 3.41)



With a front aspect window to enjoy fine sea and mountain views. Slate surround former fireplace, picture rail, radiator.

Bedroom 4 12'4" x 11'1" (3.78 x 3.39)

Having fitted wardrobes and shelving to one wall, radiator.

Studio/Library

Built to the side of the main house to give a Double Garage on the ground floor and large Studio/Music Room to the first floor with ancillary accommodation. This area has an internal access from the main house and has scope to be adapted in an Annex, or Offices subject to consent.

Lobby

With access off the Reception Hall of the main house and with a Cloakroom which has a WC and wash basin.

Office 16'1" x 10'10" (4.91 x 3.31)

Having extensive wall shelving, radiator, glazed roof light and staircase to the first floor

Computer Room 16'4" x 7'8" (5.00 x 2.35)

With extensive wall shelving.

First Floor Studio/Music Room 26'2" x 17'3" (8.00 x 5.27)



Built by the late Prof & Mrs William Mathias, this large open plan and light room has a vaulted ceiling, several front windows and door with Juliette balcony, and roof lights to the rear, and with extensive wall shelving provided. It has excellent potential to be converted into a Studio Flat or an even larger Annex with the inclusion of the large double garage below.

Outside



A sweeping drive leads up from the Beaumaris road through the wooded front garden to a level slate gravelled open parking and turning area together with access to the double garage. The spacious grounds extend to about 0.8 of an acre and the front garden includes several mature trees (protected), and is mostly lawn with various shrubs. This lawned garden extends to the side and thereafter to the rear of the house. Immediately to the rear is a concreted yard area with access to a Log Store and further Garden Shed. There is a further good sized lawned garden at a slightly higher level with ramped access and allows the property a good amount of privacy.

Conservation

Y Graig Wen is a Grade 2 Listed property. Several trees on the property are subject to a Tree Preservation Order.

Services

Mains water, drainage and electricity. Oil fired central heating system
Gas is available.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

Council Tax

Band G

Energy Efficiency

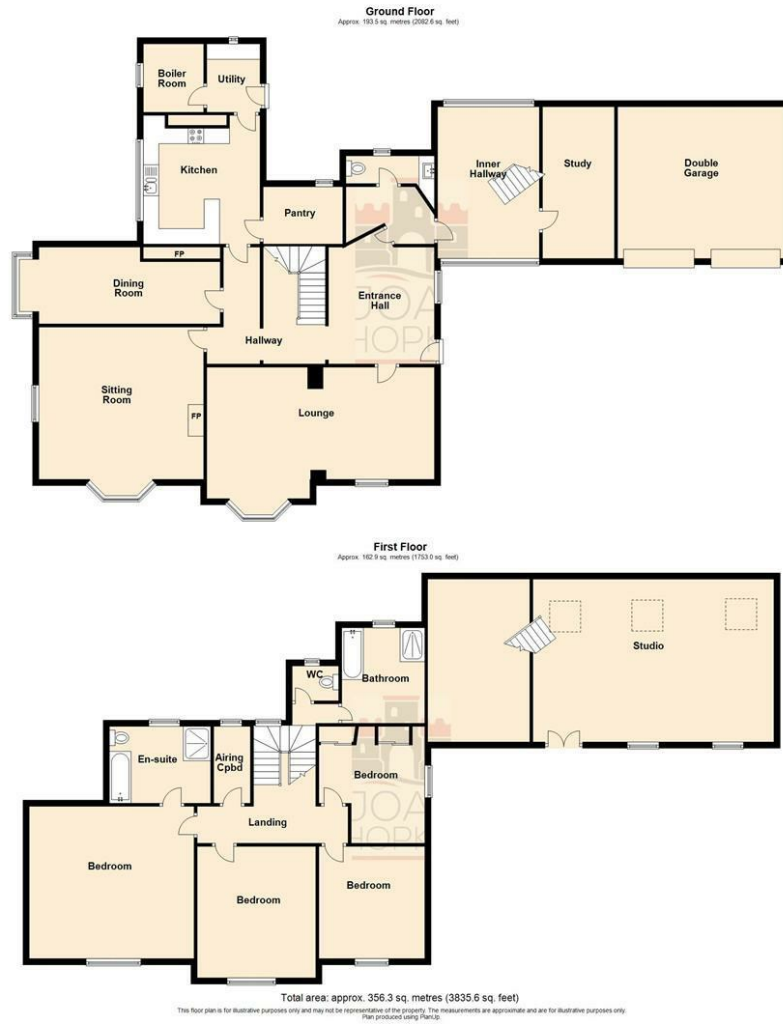
Band G

Vendor's Notes

Joan Hopkin & Co are honoured to be selling Y Graig Wen on behalf of the family of the late Professor William Mathias and Mrs Yvonne Mathias who resided at the property for many years. Prof Mathias is an Internationally renowned Welsh Composer who composed the anthem for the wedding of Prince Charles and Princess Diana. Likewise Mrs Mathias was herself a renowned Opera singer of high regard.

The Studio extension was built to cater for their musical profession, and is ideally suited for this purpose or as a home office or even conversion into an annex subject to consents.

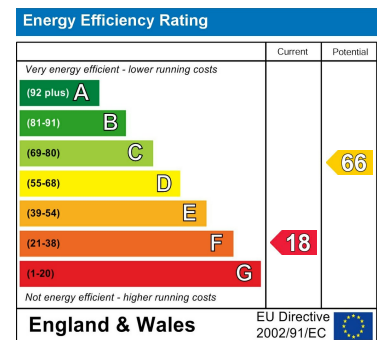
Floor Plan



Area Map



Energy Efficiency Graph



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