

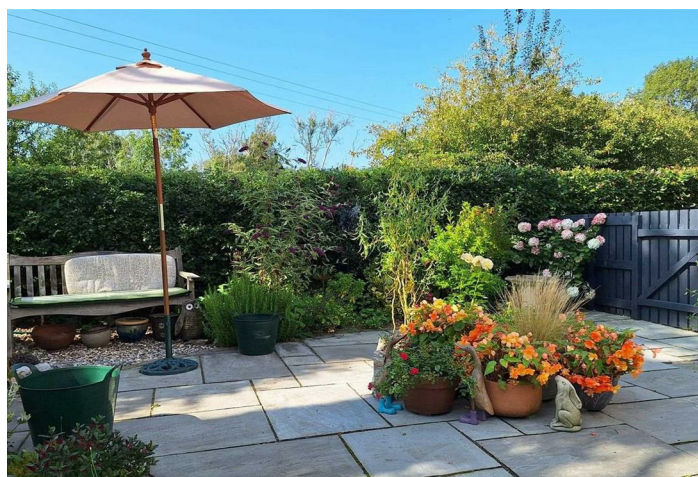


Offers In The Region Of

## Tyn Llydiart

Druid Road, Menai Bridge, LL59 5BY

- A very well appointed and spacious extended detached family home
- Located at the end of the very sought after druid road in the town of Menai Bridge
- Off road parking
- Paved patio seating areas distributed around the garden
- No onward chain
- Adjacent to the North Wales Wildlife Trust Nature Reserve
- Along with two garden sheds, storage room & decked terrace
- Mains electric, mains water, mains drains, central heating oil fired







Tyn Llydiart is located at the end of the highly desirable Druid Road in Menai Bridge and adjacent to the North Wales Wildlife Trust Nature Reserve of Caeau Pen Y Clip.

The property is a 15-20 minute walk from Menai Bridge and ten minutes along a footpath to meadows with mountain views.

The house is a well-appointed, extended detached family home offering flexible accommodation. The property features recently renovated contemporary bathrooms, landscaped gardens, off-road parking, two garden sheds, an implement storage room, and multiple patio seating areas designed for privacy and enjoyment of the surrounding countryside.

The home benefits from oil-fired central heating, double glazing, and solid oak internal doors.

### The Living Space

Open-plan dining, lounge, and kitchen area—ideal for family living and entertaining. The kitchen is fully integrated with modern appliances and offers direct access to the garden. Additional ground floor spaces include a study/office with built-in storage and a ground floor bedroom with fitted wardrobes and a contemporary bathroom.

### First Floor

Upstairs, the property offers three further bedrooms (two with built in storage) with scenic views, as well as a modern family bathroom.

### Externally

- Decked terrace for elevated views and relaxation
- Paved patio areas ideal for entertaining
- Mature planting, rockeries, and seasonal colour
- Garden studio/sheds and practical storage

### Location

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Menai Bridge is a vibrant town with a range of amenities, including shops, restaurants, schools, and excellent transport links via the A55. The area is renowned for its natural beauty, proximity to Anglesey and Snowdonia, and access to outdoor activities such as sailing and coastal walks.

### Agents Notes

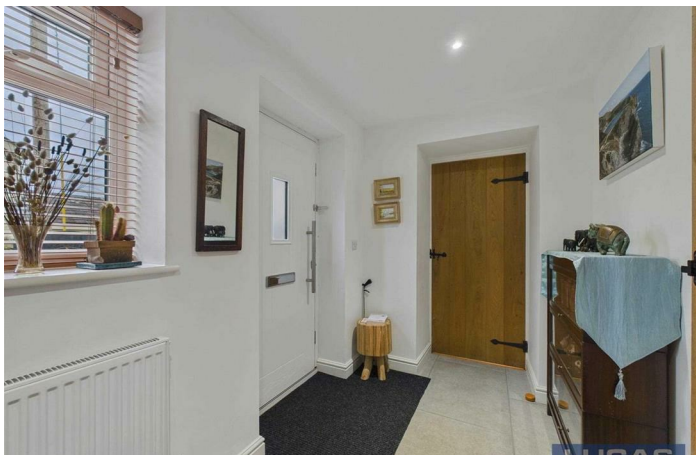
The property is of both stone and standard construction under a slate roof.

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.



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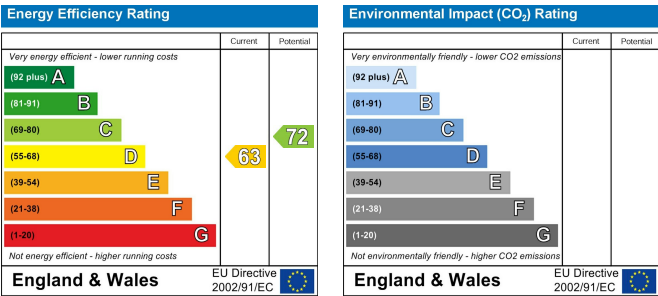
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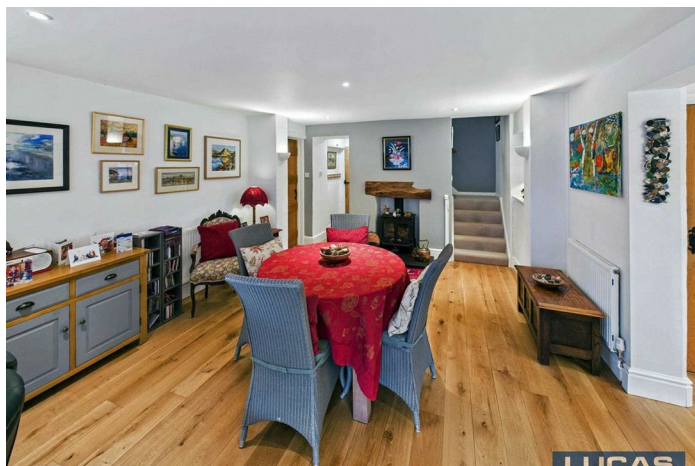
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Local Authority  
Council Tax Band E  
EPC Rating D



Approximate total area<sup>®</sup>  
1591 ft<sup>2</sup>  
148 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Lucas & Co Estate Agents

22 High Street, Menai Bridge, Isle of Anglesey, LL59 5EE

## Contact

01248 714567  
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.