



36 Maes Yr Hafod Menai Bridge LL59 5NB  
Freehold Detached Bungalow  
NEW PRICE £299,950

- Very Well Appointed & Spacious Detached Bungalow Located On The Very Sought After Maes Yr Hafod Estate
- 3 Bedrooms/1 Bathroom/2 Receptions
- Off Road Parking, Garage And Gardens To Front, Side And Rear.
- Within Easy Walking Distance Of Ysgol David Hughes & Ysgol Y Borth Along With Easy Access To the A55 Expressway
- Boasts Stunning & Far-Reaching Views Of The Yr Wyddfa (Snowdon) Mountain Range Along With Glimpses Of The Telford Bridge
- Note There Is Planning Consent To Extend At The Rear Of The Property Until January 2026 If Required.
- EPC C; Council Tax Band D £2173.41 2025/2026; Broadband Up To 670 Mbps
- 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 Very Well Appointed & Spacious Detached Bungalow Located On The Very Sought After Maes Yr Hafod Estate In the Upper Part Of The Town. The Property Is Within Easy Walking Distance Of Ysgol David Hughes & Ysgol Y Borth Along With Easy Access To the A55 Expressway. The Bungalow Benefits From Having No Onward Chain & Boasts Stunning & Far-Reaching Views Of The Yr Wyddfa (Snowdon) Mountain Range Along With Glimpses Of The Telford Bridge. There Is Off Road Parking, Garage And Gardens To Front, Side And Rear. Note There Is Planning Consent To Extend At The Rear Of The Property Until January 2026 If Required.

The property which benefits from gas central heating and double glazing briefly comprises front door into entrance hallway with low maintenance flooring and doors leading off into the lounge with inset electric fireplace and surround, coved ceiling, window to front aspect, L shaped kitchen/diner with base and wall storage cupboards with complementary work surfaces, single bowl stainless steel sink with mixer tap, space for slot in cooker, complementary tiled splash backs, low maintenance flooring, window to side aspect, clerestory window to front aspect, glazed door with adjoining window through into the laundry/side entrance porch with tiled flooring, plumbing for washer, glazed windows to three sides and glazed door to side pathway.

Continuing off the lounge/diner is a door through into the inner hallway with built in linen cupboard, access to loft space and further doors leading off into bedroom 1 with a bank of fitted mirrored wardrobes, window to rear aspect boasting distant mountain views, bedroom 2 with tilt and slide door into a sunroom/conservatory with tiled flooring, windows to three sides and French doors leading out to the rear garden boasting fabulous views over the town with glimpses of the Telford bridge together with distant views of the mountains, bedroom 3 with window to rear aspect boasting distant mountain views and bathroom briefly comprising a timber panelled bath with shower fitting over, pedestal wash hand basin, low flush Wc, complementary tiled walls, low maintenance flooring and frosted window to side.

### Externally

A flagged driveway leads to the front of the property with a linked garage with power and lighting, gas central heating boiler and up and over door. A flagged path runs to the front entrance with an elevated low maintenance bed bordering the front boundary. A gate leads to the side of the bungalow with access via the laundry/side porch with a pathway taking you to the rear garden. To the side of the bungalow is a generous lawned garden with mature hedges with a separate gate taking you to the rear garden with a lawned area along with gravelled and flagged seating area with mature trees and shrubs.

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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.

Double Glazing Replaced 2017

New Gable End Facia Board 2025

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Council Tax Band D £2173.41 2025/2026

Broadband Up To 670 Mbps

### Exact Location

what3words ///uppermost.boards.scout

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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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0712-2023-0000-1636-0222>

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