



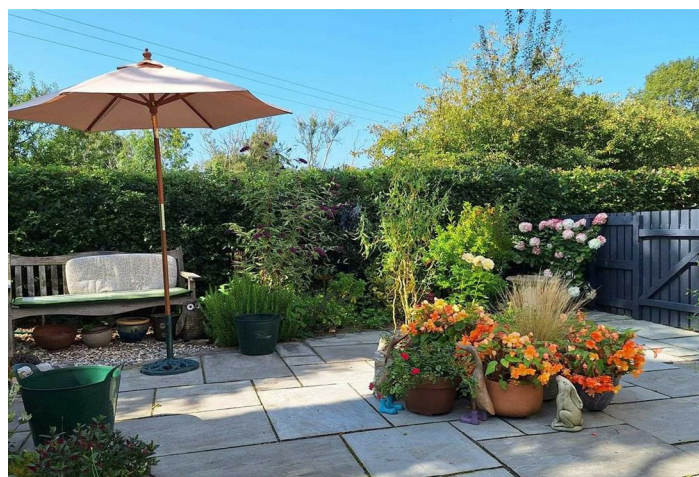
Offers In The Region Of
£579,500

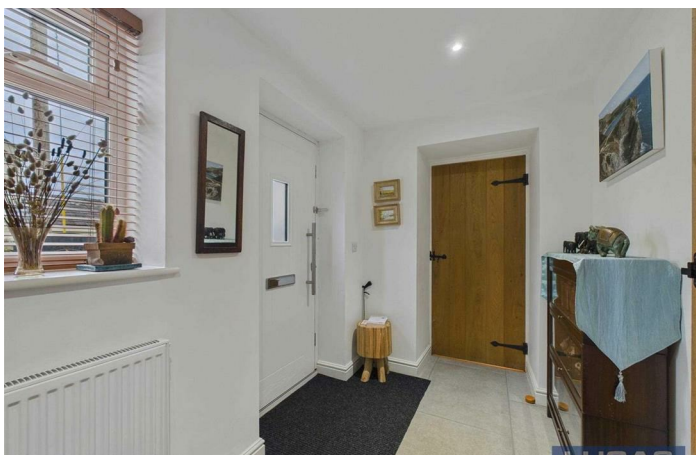
LUCAS & Co
Estate Agents

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
- Along with two garden sheds, storage room & decked terrace
- No onward chain
- Adjacent to the North Wales Wildlife Trust Nature Reserve
- Paved patio seating areas distributed around the garden





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

what3words ///boarding.regaining.darting

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.

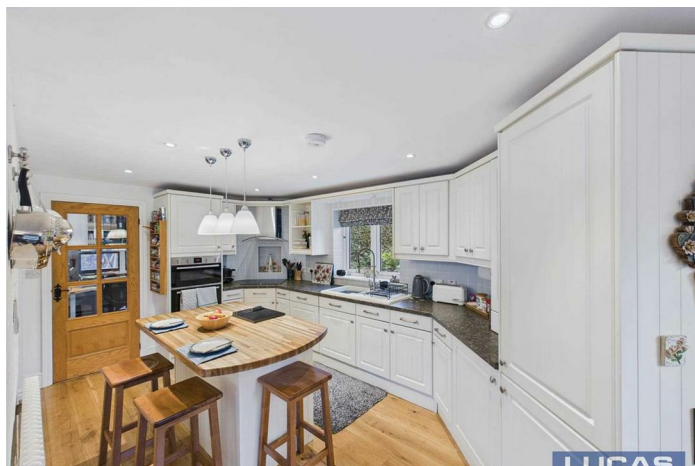
2023: New lighting in two renovated bathrooms; additional lighting in downstairs bedroom.

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

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



Local Authority
Council Tax Band E
EPC Rating D



Lucas & Co Estate Agents

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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.