Glen Eagles, Four Mile Bridge, Isle of AngleseyLL65 3HA

Valley

£745,000 Freehold

- An Impressive 4 Bedroom Family Home
- 3 Reception Rooms
- Double Garage & Off Road Parking for Several Vehicles
- EPC: B
- Countryside & Mountain Views
- Significant Upgrades By The Current Owners
- Air Source Heating & Solar
- EV Charging Point
- Council Tax Band: F

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01248 714667
lucasestateagents.com

On Arrival

A grand entrance welcomes you at Glen Eagles with a wide porch area with bay windows on either side, original geometric quarry tiles step with a stylish modern anthracite front door with window panels to either side and above.

Reception Hallway

5'10" x 15'3"

The Reception Hallway features an original staircase with a wooden banisters and iron spindle work painted white. Understairs space for coats, shoes and storage. Original panel doors lead through to the principal rooms on the ground floor. Double radiator and ceiling light.

Lounge

13'0" x 28'3"

A bright and inviting comfortable space with 3 windows offering natural light to the room, including a bay window overlooking the front aspect of the property. Two further windows offering views of the side garden. Two double radiators and two ceiling lights. Two doors lead back to the hallway and snug room, giving a connected feel to the rest of the house.

Dining Room/Study

10'0" x 14'8"

With double aspect windows, with a bay to the front with seating area, a room perfect as a dining room or study. Double radiator and pendant light.

Snug

13'5" x 9'8"

A cosy yet bright room with multi fuel stove set in a recessed hearth with feature storage shelves and cupboards on either side. Large window overlooking the front aspect of the property, double radiator with digital thermostat. 2 glazed doors lead back into the hallway and kitchen, and solid panel door into the lounge.

Kitchen

20'4" x 14'1"

A glazed paneled door off the hallway leads into this spacious and sleek kitchen filled with light and views and direct access to the garden via French doors. The focal point of the kitchen is the large central island with quartz work surface, Bosch induction hob with integrated ventilation system (also electric extractor on outside wall) Bosch pyrolytic electric oven, Hisense integrated dishwasher, inset undercut sink with Quooker tap for boiling and filtered water. The quartz island also offers a pop up double power outlet, USB port and bluetooth speaker. The kitchen is well equipped with plenty of wall and base cabinets along with deep wide drawers. and separate larder storage area with housing for large double fridge. Recessed lighting and feature light fitting above central island. Infra red heater to kitchen ceiling (occasional use - backup).

Utility Room
5'4" x 8'6"
Located just off the kitchen, a useful and practical room housing the Valliant high pressure water tank, electrical consumer unit and power switches for the digital radiator thermostats and controls for the heating system. Wall and base cabinets with worksurface. Space and plumbing for washing machine, Window overlooking the side drive aspect of the property.

Ground Floor Shower Room
4'9" x 5'2"
A very convenient ground floor shower room and wc, electric walk in shower with wet floor, small wash basin and wc, double radiator, extractor fan, window with privacy glass and recessed lighting. Additional infrared heater to ceiling for back up to main heating.

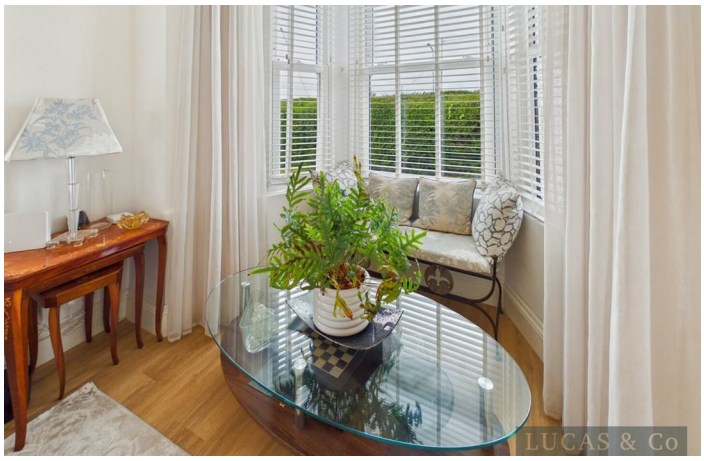
First Floor Landing
5'9" x 17'7"
With access of the the 4 bedrooms and bathroom, window to the front aspect offering countryside and mountain views. Double radiator and pendant light.

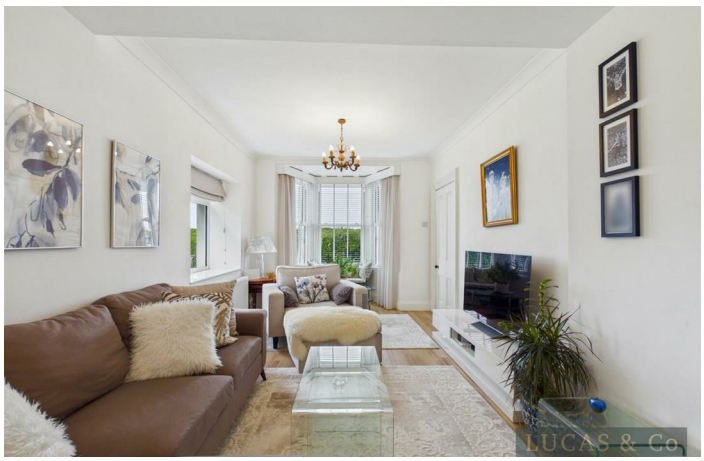
Bedroom 1
10'5" x 14'10"
The main bedroom of the home with fitted wardrobes, and bay window with sliding sash units providing beautiful views across open countryside fields and on to the mountains in the distance. Double radiator and pendant light.

Bedroom 2
10'4" x 12'9"
Also benefitting from a bay window with views, the room is a comfortable double with wash basin set on a white vanity unit. Space for large wardrobe. With double radiator and pendant light.

Bedroom 3
9'10" x 10'10"
Another double bedroom, with window overlooking the side aspect of the property, original wooden floorboards, double radiator and pendant light.

Bedroom 4
8'6" x 8'11"
The fourth bedroom offers a bank of fitted wardrobes with 3 double doors providing plenty of storage, the window with deep sill offers a place to sit and read or write and offers far reaching open countryside views. Double radiator and pendant light.





Garage

19'3" x 17'9"

A spacious garage with 2 up and over doors offering plenty of storage cars, bikes, kayaks or canoes and sporting equipment. Double power outlet and lighting. 2 windows to rear overlooking neighbouring fields. External double power socket with weather guard by pergola. double external power outlet by barbecue and a further external double power outlet on wall of kitchen.

Outside Space

Established lawns, trees and shrubs offer a quiet retreat, while patio and tarmac areas offer a place to dine and entertain with a brick built barbecue and practical work surfaces. A sheltered versatile pergola offers shade and a place away from the wind and rain so that you can still enjoy eating and drinking al fresco in any weather. Additionally a log store and coal bunker adjacent to the garage.

Parking

Easy access to the property to park via a wide splay on to a long tarmac drive alongside the property offers ample parking for several vehicles along with a double garage.

Upgrades & Services

- New roof (reclaimed slate)
- Air source heat pump
- New Central heating system
- Honeywell heating control system
- All interior walls insulated and re plastered
- Under Floors insulated
- Outside walls coated with Corksol insulation
- New front door from Peninsula
- Solar Panels and battery
- EV charging point

Location

Located on the outskirts of Valley and Four Mile Bridge, Glen Eagles is well placed for commuting with the port town of Holyhead only a few miles away and for the Anglesey Coastal Footpath.

EXACT LOCATION What 3 Words:
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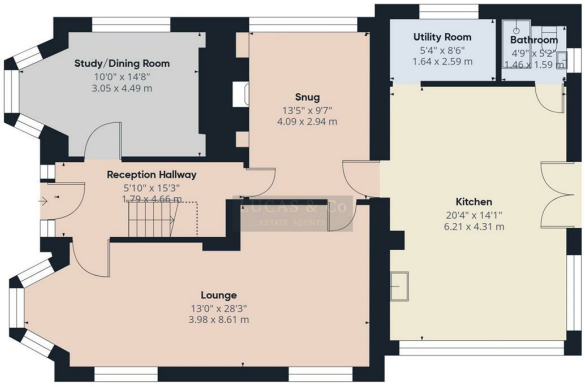
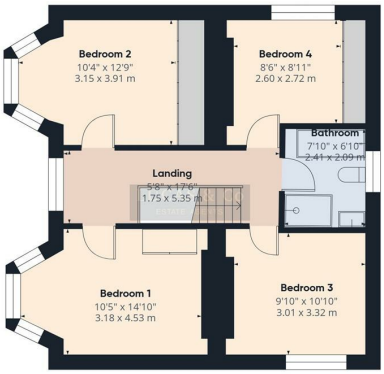
Local Authority
Council Tax Band **F**
EPC Rating **B**



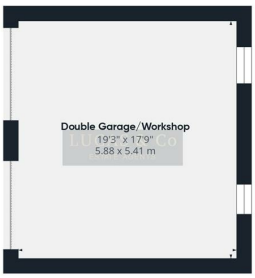
Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)
2010 ft²
186.8 m²

Reduced headroom
7 ft²
0.7 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

Lucas & Co Estate Agents Office Office
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.