



Tyn Llydiart Druid Road Menai Bridge LL59 5BY
 Freehold Detached
 £579,500

- A very well appointed and spacious extended detached family home
- No onward chain
- Located at the end of the very sought after druid road in the town of Menai Bridge adjacent to the North Wales Wildlife Trust Nature Reserve
- Recent addition of two new bathrooms
- EPC D
- Off road parking
- Along with two garden sheds, storage room & decked terrace
- Paved patio seating areas distributed around the garden

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Property Summary

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 entrance hallway leads to a spacious utility room and an 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.

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

Externally, the landscaped gardens feature a decking terrace, two natural stone patio areas, mature planting, and several seating areas to capture the sun throughout the day.

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.

With The Added Benefit Of No Onward Chain, Viewing Both Internally & Externally Is Highly Recommended.

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Designed for Modern Living

At the heart of the home is a spacious open-plan living, dining, and kitchen area—crafted for both relaxation and entertaining.

- Wood-burning stove creating a warm focal point
- Large glazed doors opening onto the garden
- Solid oak finishes adding natural elegance

The flow of space invites connection, whether hosting gatherings or enjoying quiet evenings at home.

The Social Kitchen

A contemporary, fully integrated kitchen designed with both style and practicality in mind.

- Central island for cooking and conversation
- High-spec integrated appliances
- Clean, modern finishes balanced with natural textures

This is a space where cooking becomes a shared experience.

Space That Adapts to You

Tyn Llydiart offers exceptional flexibility to suit modern lifestyles:

- Ground floor bedroom suite with contemporary bathroom
- Dedicated home office with garden access
- Multiple additional bedrooms with countryside views
- Stylish newly fitted bathrooms throughout

An Outdoor Sanctuary

The outdoor space is as functional as it is beautiful:

- 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

All designed to offer privacy, tranquillity, and year-round enjoyment.

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At a Glance

- Prime end-of-road position with no passing traffic
- Direct adjacency to protected nature reserve
- Spacious open-plan living accommodation
- Contemporary kitchen and newly installed bathrooms
- Flexible layout including home office and ground floor suite
- Beautifully landscaped gardens with multiple seating areas
- Off-road parking for 2 vehicles and useful outbuildings

Location

what3words ///boarding.regaining.darting

Situated in Menai Bridge, the property enjoys a rare balance of seclusion and convenience.

- Walking distance to shops, cafés, and local amenities
- Excellent access to schools and healthcare
- Easy links to the A55 Expressway

With countryside walks quite literally on your doorstep, this is a location that enhances everyday living.

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.

Council Tax Band E £2799.39 2026/2027

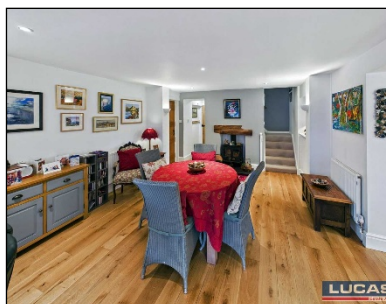
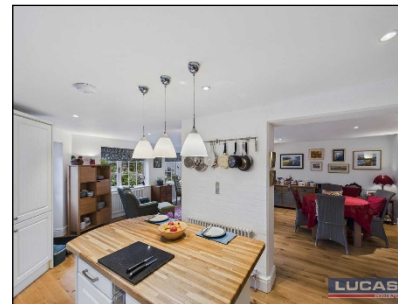
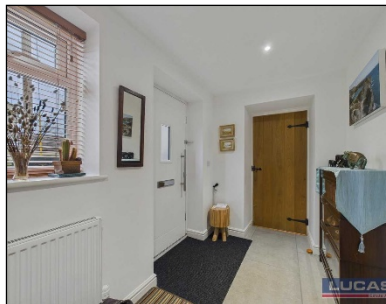
Broadband Up To 150 Mbps

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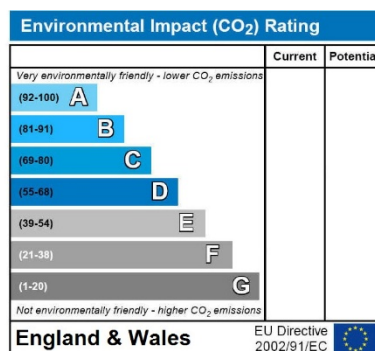
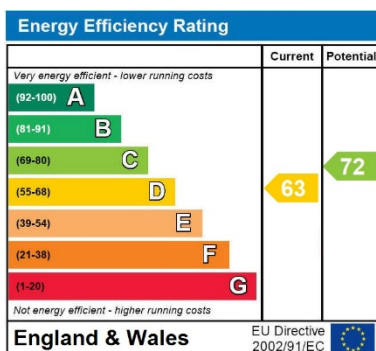
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

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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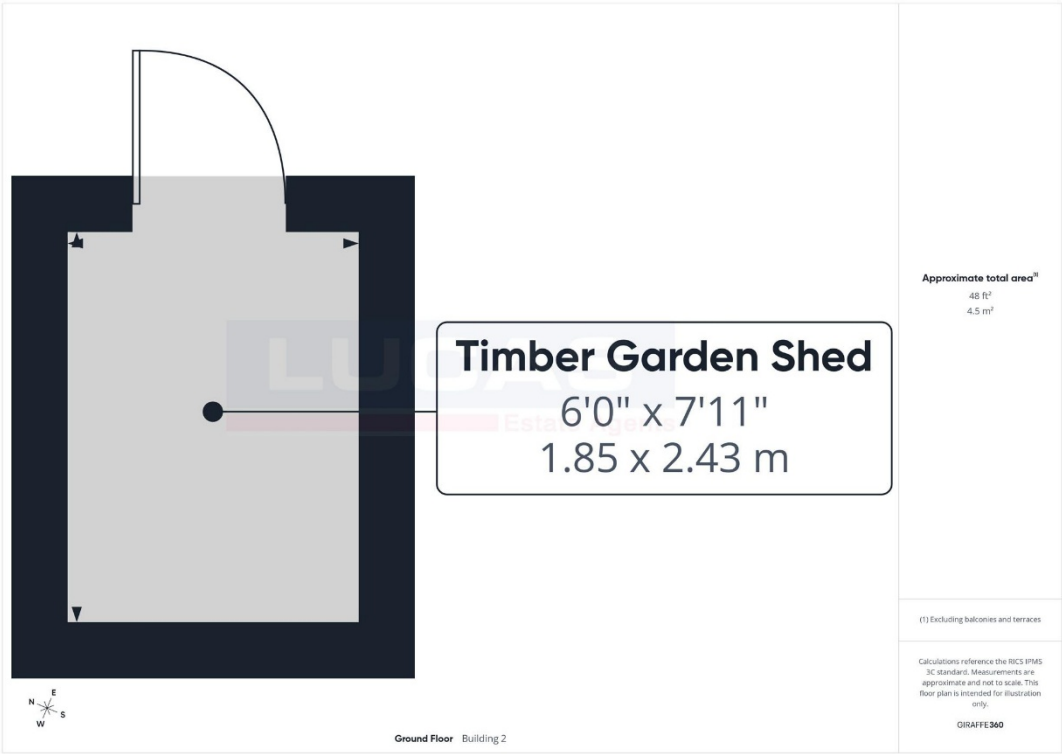


<https://find-energy-certificate.service.gov.uk/energy-certificate/9380-2633-7520-2595-0765>

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