



Tyn Llydiart Druid Road Menai Bridge LL59 5BY
Freehold Detached
£610,000

- Very Well Appointed And Spacious Extended Detached Family Home Offers Flexible Accommodation Throughout
- 4 Bedrooms/2 Bathrooms/2 Receptions
- 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 Of Caeau Pen Y Clip
- Recently Benefited From Two New Contemporary Styled Bathrooms, Internal Doors In Solid Oak
- Delightful Landscaped Gardens That Have Been Further Upgraded By The Current Owners.
- Off Road Parking Along With Two Garden Sheds, An Implement Storage Room & A Decked Terrace
- Stocked Flowerbeds, Rockeries, Attractive Paved Patio Seating Areas Distributed Around The Property
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil 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

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 Of Caeau Pen Y Clip Lies The Well Appointed Property, Tyn Llydiart. The Spacious Extended Detached Family Home Offers Flexible Accommodation Throughout & Has Recently Benefited From Two New Contemporary Styled Bathrooms Together With Delightful Landscaped Gardens That Have Been Further Upgraded By The Current Owners.

The Property Offers Off Road Parking Along With Two Garden Sheds, An Implement Storage Room & A Decked Terrace, Stocked Flowerbeds, Rockeries, A Wide Variety Of Mature Shrubs And Plants And Attractive Paved Patio Seating Areas Distributed Around The Property.

Just A Short Walk Into Menai Bridge & Located On A Quiet No Through Country Road With No Passing Traffic & Country Walks, On The Doorstep. The Property Would Suit A Couple Or Family Looking For A Convenient Location To Schools/Hospital, A55 Expressway And Shops. Viewing Both Internally & Externally Is Highly Recommended.

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.

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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

Perfect for families, remote working, or multi-generational living.

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 and useful outbuildings

Location

The Best of Both Worlds

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.

A Lifestyle Defined by Space, Nature & Comfort

Tyn Llydiart is more than a home—it's a place to slow down, reconnect, and enjoy the simple pleasures of indoor-outdoor living.

Viewing highly recommended.

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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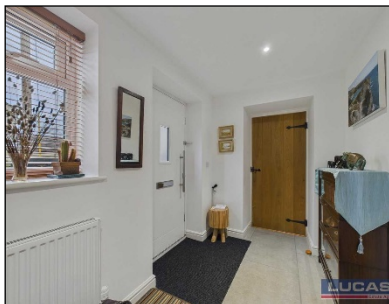
Council Tax Band E £2656.39 2025/2025
Broadband Up To 150 Mbps

Exact Location
what3words ///boarding.regaining.darting

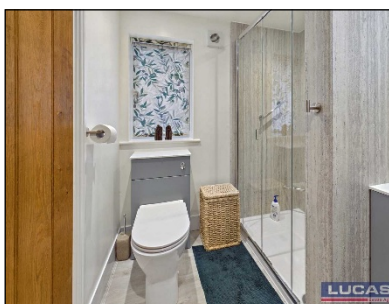
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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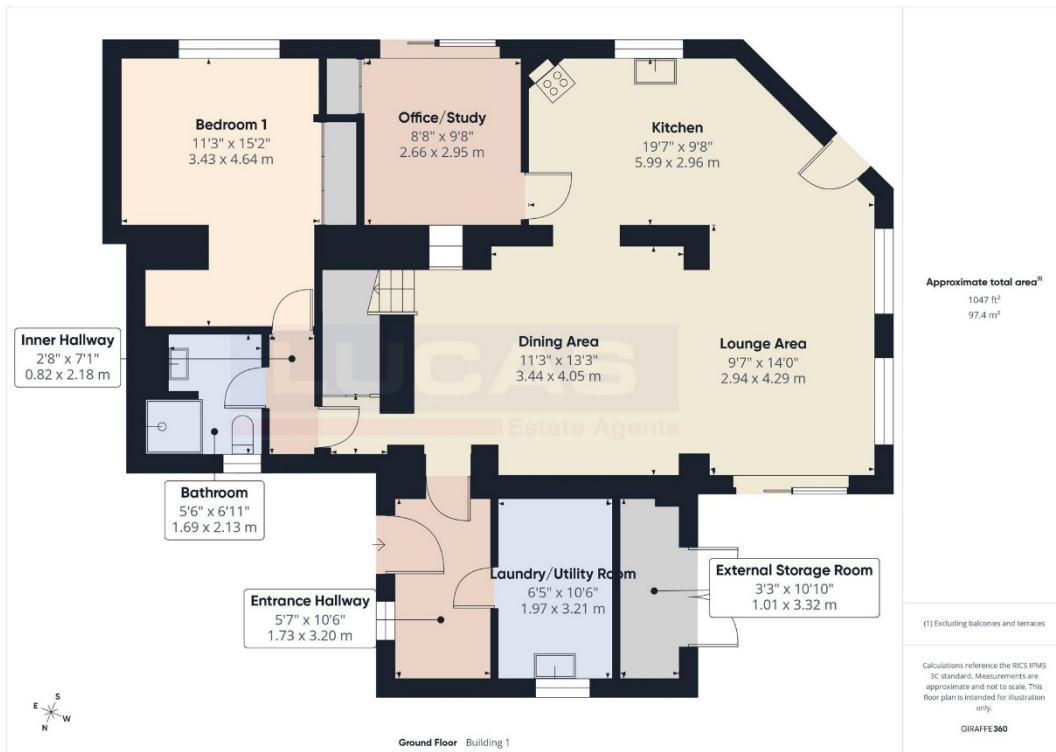


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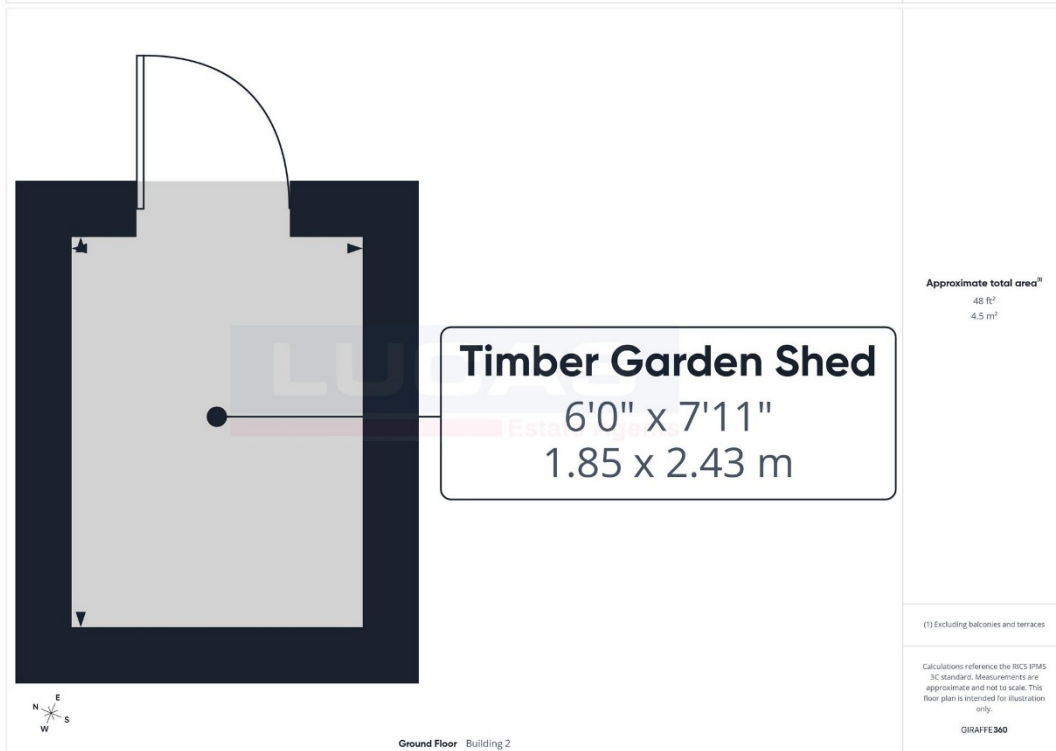
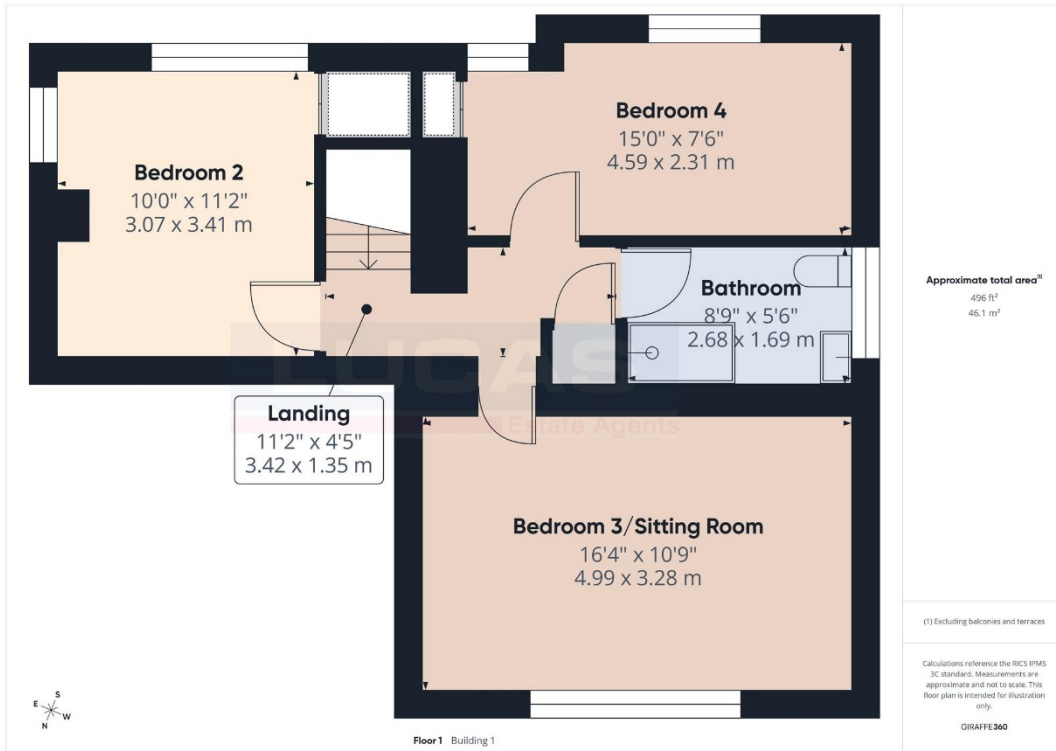
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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	

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



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