

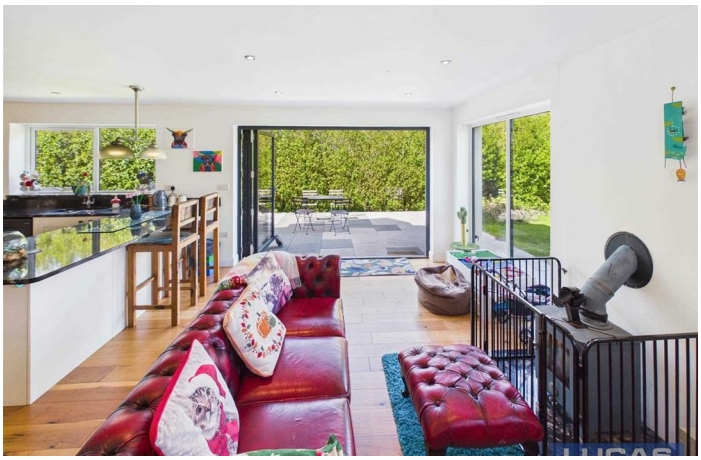
Henar Old Llandegfan Menai Bridge, Isle of Anglesey LL59 5PW
£525,000

- A Substantial Detached Family Home in Private Location
- Solar Panels
- Oak Doors and Flooring Throughout
- Situated in the Peaceful Village of Old Llandegfan
- Set within 1/2 Acre of Landscaped Gardens
- Double Garage Ample off road parking
- Ample Off Road Parking
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating LPG Gas & Solar Panels

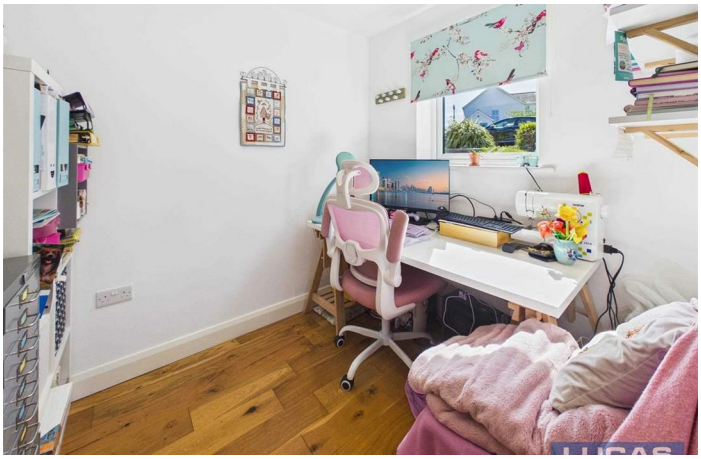












A beautiful, modern detached family home set within 1/2 acre where space, light and lifestyle come together. Situated in the peaceful village of Old Llandegfan.

This impressive detached residence offers a combination of architectural presence, adaptable accommodation and a peaceful garden setting.

Externally
Ample off road parking and a detached double garage/workshop.
The large plot offers extensive lawned areas, mature trees and shrubs.

Reception Hallway
8'0" x 17'0"
The reception hallway welcomes you with its spacious and airy feel, measuring 2.45 by 5.19 metres. It boasts wooden flooring and a high ceiling with a glass balustrade at the staircase, contributing to a modern, elegant ambiance. The hallway connects the main living spaces and provides a bright and open introduction to the home.

Kitchen/Dining/Living Room
26'4" x 16'4"
This spacious kitchen, dining, and living area stretches over 8.04 by 4.98 metres, featuring a contemporary open-plan layout that is both bright and welcoming. Large windows and bi-fold doors allow natural light to flood in and offer easy access to the patio and garden beyond, bringing the outside in. The kitchen is well-equipped with modern units, a central island with seating, and integrated appliances, creating a perfect space for cooking and entertaining. The wooden flooring extends throughout, adding warmth to the room, while the layout seamlessly connects to the dining and living areas, making it ideal for family life or hosting guests.

Lounge
16'4" x 10'10"
The lounge measures 4.99 by 3.30 metres and offers a cosy retreat. It features carpeted flooring and a traditional fireplace as a central feature, creating a warm and inviting atmosphere. Two windows allow plenty of natural light to flow in, making the room feel light and airy yet comfortable enough for relaxing or entertaining in a more intimate setting.

Music/Studio Room
12'0" x 6'7"
This well-proportioned music or studio room measures 3.67 by 2.03 metres, providing a dedicated space for creativity or work. It features neutral décor and carpeted flooring, with a window to bring in natural light. The room offers a quiet and focused environment, ideal for musical pursuits or as a small home office.

Utility Room
7'11" x 9'4"
The utility room is functional and compact, measuring 2.42 by 2.86 metres. It includes white cabinetry and space for laundry appliances beneath a window that provides light and ventilation. The room has practical wooden flooring and a rear door offering direct access to the outside.

Office
7'10" x 6'6"
This cosy office space, measuring 2.40 by 1.99 metres, is bright and perfectly proportioned for focused work or study. It features wooden flooring and a window overlooking the garden, providing a peaceful place to concentrate or catch up on tasks.

Landing
10'8" x 12'10"
The landing on the first floor measures 3.26 by 3.92 metres and features wooden flooring and a glass balustrade, creating a light and open feel, connecting the bedrooms and bathrooms.

Bedroom En Suite
16'4" x 10'6"
The principal bedroom suite spans 4.99 by 3.21 metres and includes an en suite bathroom and a dressing room. The bedroom itself is spacious and bright, featuring carpeted flooring, exposed wooden beams, and large windows that offer views of the surrounding landscape, creating a peaceful retreat.

Bedroom
11'7" x 14'2"
The bedroom measures 3.54 by 4.34 metres, with carpeted flooring and a window that fills the room with natural light. Its generous size makes it versatile for use as a guest room or children's bedroom.

Bedroom 2
11'8" x 14'3"
Bedroom two offers a comfortable space measuring 3.57 by 4.34 metres. It features carpeted flooring and built-in storage, with windows allowing ample natural light to create a warm and restful atmosphere.

Dressing Room
13'8" x 5'10"
This dressing room, measuring 4.19 by 1.78 metres, offers ample space for clothing and storage. Its bright interior features carpeted flooring and is connected directly to the principal bedroom.

En Suite Bathroom
6'8" x 4'9"
The en suite bathroom to the principal bedroom is compact and efficient, measuring 2.05 by 1.45 metres. It includes a shower, WC, and basin, with easy access from the bedroom.

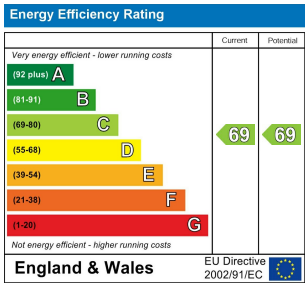
Bathroom
10'7" x 9'6"
The family bathroom is generously sized at 3.25 by 2.90 metres and comprises a bath, separate shower, WC, and basin. Its contemporary design includes tiled flooring and walls, with large windows providing natural light and ventilation.

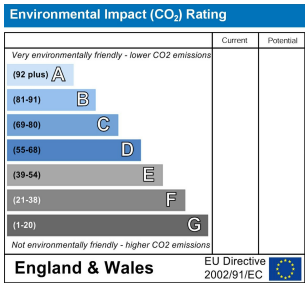
Double Garage/Workshop
20'0" x 23'0"
This double garage and workshop is a large, versatile space measuring 6.10 by 7.01 metres. It offers ample room for parking two cars alongside additional storage or workshop space, with a side access door and windows providing light and ventilation.

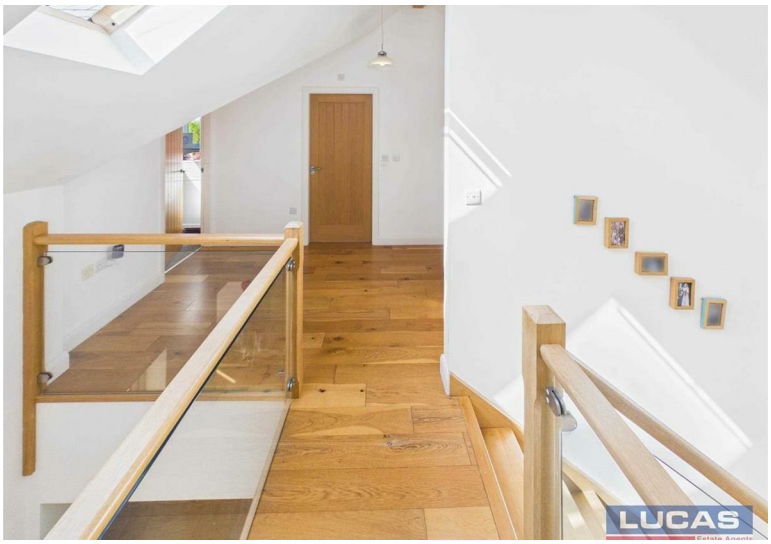
Rear Garden
The rear garden is a beautifully maintained, expansive lawn surrounded by mature trees and hedging, providing a private and tranquil outdoor space. It is ideal for relaxing, children's play, or entertaining, with a paved patio area adjoining the house for outdoor dining and seating.

Location
what3words ///etchings.plunger.options

Located in the sought after village of Old Llandegfan, with bus connections and being within easy reach of the village store and primary school in neighbouring Llandegfan.







Local Authority
Council Tax Band **F**
EPC Rating **C**

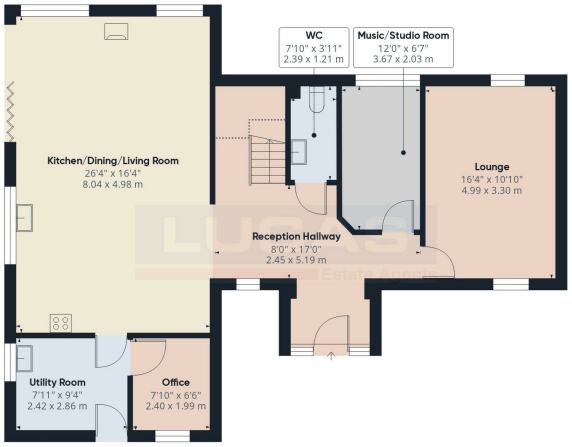




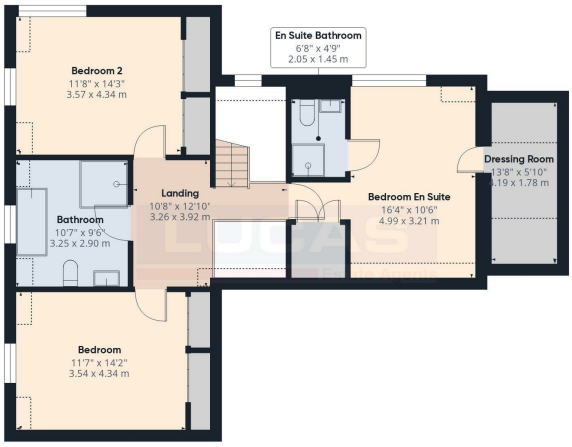


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

2406 ft²

223.2 m²

Reduced headroom

100 ft²

9.3 m²

(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

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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.