DAFYDD HARDY
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Bryn Gwylan, Cadnant Road, Menai Bridge, Anglesey LL59 5BU

Offers In The Region Of: £675,000

EPC Rating: D

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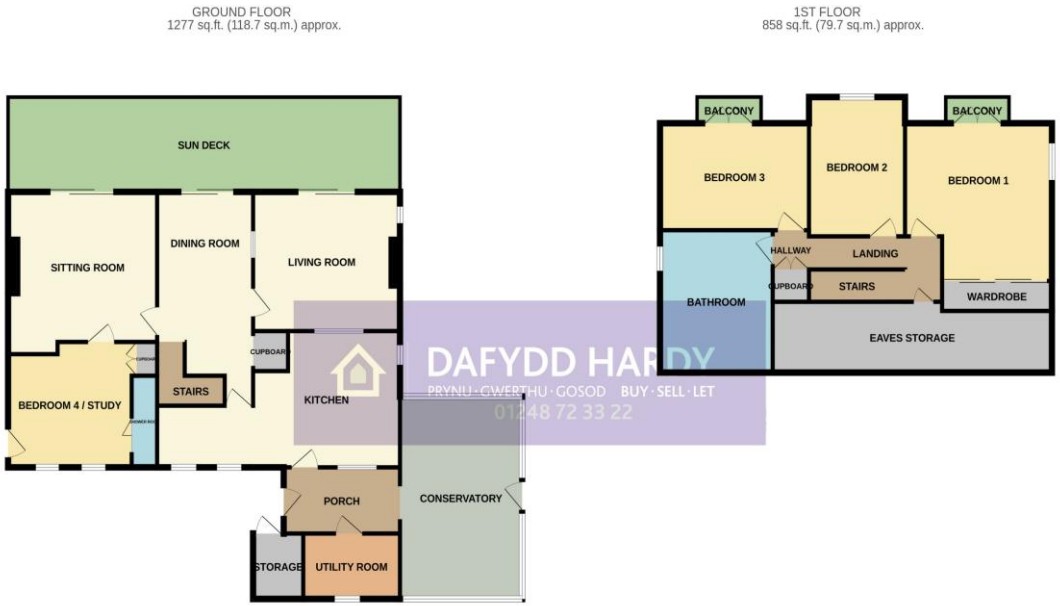
Summary

Occupying a marvellous, slightly elevated, south-facing position above Cadnant Road enjoying panoramic views over the Menai Strait and Eryri mountains. Located in the desirable town of Menai Bridge is this spacious Detached Dormer Bungalow. The property benefits from generous well-stocked landscaped gardens which have been looked after and include numerous native and tropical trees and shrubs. The fabulous sea and mountain views, with the limestone headland of the Great Orme in the distance and the Carneddau and Eryri ranges. The views and location can be fully exploited all the more so from the generous sun deck, an outdoor space we think will be utilised frequently accessed from all the front facing ground floor rooms. In addition to the beautiful gardens, there is ample off-road parking for several vehicles and a garage. The property offers good size accommodation with 3 reception rooms and 4 bedrooms (one on the ground floor with shower en-suite). Many rooms enjoying large windows for the maximum enjoyment of the beautiful views. The living room has a gas fireplace and sliding patio doors. The sitting room also benefits from sliding patio doors, as does the dining room, but features a multi-fuel stove for those colder nights. The L-shaped kitchen offers ample space for any home cook with a quarry tile floor, gas powered AGA, bespoke wooden units with built-in dishwasher, electric oven and hob. Off the kitchen is a light and functional porch with space for all your coats and boots, leading to a utility room, and conservatory which serves as an additional reception room – a perfect reading space. This light and inviting home offers a wealth of living accommodation whilst providing incredible views and being situated a short stroll from Menai Bridge town centre.

Menai Bridge is a bustling town situated on the edge of the Menai Strait, a town famous for its Thomas Telford built suspension bridge. The town has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main High Street home to numerous independent traders, making it a great place to shop. There are also plentiful taverns, restaurants (one being Michelin stared) and Waitrose supermarket. The town has schools as well as excellent road links giving easy access to the university city of Bangor and the A55 expressway connecting you to Chester and beyond. Anglesey has much to offer in the way of fabulous beaches, sailing and water sports, together with over 120 miles of breath-taking coastline pathways at your disposal, only a short drive from the property.

Directions

Proceed over the suspension bridge, taking the second exit at the first roundabout towards the centre of Menai Bridge. Take the second turning on your left into Dale Street and then immediately right into Hill Street. Proceed up the hill, taking the second turning on the right into Mount Street and continue on this road passing Druid Road on your left for approximately 500 yards. Follow the road as it bends left then right and proceed for a further 150 yards or so where you'll see a gated entrance way. The property can be found on your right after going through the gates.



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is good.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band G.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.













- Spacious Detached Dormer Bungalow
- Marvelous Position with Panoramic Coastal Views
- 4 Bedrooms & 3 Reception Rooms
- Conservatory, Bathroom & Shower Room
- uPVC Double Glazed with Balconies
- Gas Central Heating & Multi-Fuel Stove
- Extensive Well-Stocked Landscaped Gardens
- Sizeable Sun Deck Patio
- Ample Off-Road Parking & Garage

Porch	
Utility Room	*2.9m x 1.8m (9'6" x 5'11") max. dimensions*
Shed	*1.29m x 2m (4'3" x 6'7") max. dimensions*
Conservatory	*2.4m x 5.54m (7'10" x 18'2") max. dimensions*
Kitchen	*7.16m x 3.65m (23'6" x 12') max. dimensions L-shaped*
Living Room	*4.27m x 3.82m (14' x 12'6") max. dimensions*
Dining Room	*5.86m x 2.78m (19'3" x 9'1") max. dimensions*
Sitting Room	*4.32m x 4.45m (14'2" x 14'7") max. dimensions*
Bedroom 4 / Study	*3.16m x 3.4m (10'4" x 11'2") max. dimensions*
Shower En-Suite	*0.78m x 2.4m (.255'11" x 7'10") max. dimensions*
First Floor Landing	
Bedroom 1	*4.29m x 4.23m (14'1" x 13'11") max. dimensions L-shaped, not inc. wardrobe*
Bedroom 2	*2.8m x 3.89m (9'2" x 12'9") max. dimensions*
Bedroom 3	*4.34m x 2.93m (14'3" x 9'7") max. dimensions*
Bathroom	*3.91m x 3.09m (12'10" x 10'2")*
Eaves Storage	*8.63m x 2m (28'4" x 6'7") max. dimensions*
Garage	








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