Parc House, Druid Road

Menai Bridge

- A Grand Georgian Style Detached Family Residence Originally Built circa 1975
- Recently Renovated to a Very High Standard
- Original Features Throughout
- Oil Central Heating, Mains Water, Drainage, Mains Electric
- Set Within Just Under 3/4 acre of Established Trees and Gardens
- Views of Menai Strait & Snowdonia Mountain Range from Front First Floor Bedrooms
- Double Garage & Off Road Parking for Multiple Vehicles + EV Charger
- Council Tax Band G

£875,000 Freehold

Reception Hallway

20'4" x 14'6"

The reception hallway offers a warm and inviting entrance with rich wooden reclaimed flooring and classic wood panelled doors. A stunning curved staircase creates a grand focal point. A reading nook with ample shelving to house your cherished book collection. Doors lead of to the principle ground floor rooms.

Kitchen / Diner

25'1" x 13'2"

The kitchen/diner is a bright and airy space flooded with natural light from four upvc sash windows to the front and rear elevation overlooking the gardens. Underfoot, warm terracotta tiles offset the sleek cool bespoke cabinetry, including hidden drinks station and a large central oak island with storage shelves perfect for cook books. Housing for large fridge freezer with wine rack above. The opulent kitchen features striking marble worktops, with Belfast sink, antique brass tap with water filter system. Soft blue cabinets and drawers with antique brass handles create a sophisticated and functional area for cooking and dining. High quality appliances including SMEG Portofino electric range cooker, with induction hob and Miele integrated dishwasher. The dining area comfortably accommodates a large dining table with views over the front garden.

Utility Room

10'10" x 6'5"

The utility room, accessed via the kitchen, is practical and quaint, featuring oak work surfaces, Belfast sink with antique brass taps. Housing with plumbing and power for a washing machine and dryer in a stacked formation. Integral access to the garage via an original panelled timber door, and external uPVC door leading out to the rear garden.

A louvered door provides access to the Worcester Combi Boiler. The utility room also houses a new Gledhill Stainless Lite Plus tank high pressure hot water cylinder.

Living Room
13'3" x 14'7"
The living room is a light-filled space with a trio of large windows overlooking the garden. High ceilings with ornate covings give a sense of space and style. Large double bi-fold doors open into the adjoining lounge, creating an open and flowing living area.

Lounge
24'11" x 13'9"
The lounge complements the living room with its spacious feel with high ceilings, large windows and French doors offering a connection to the leafy garden.
A log burner set with in a traditional fireplace on a dark granite hearth adds warmth and character to this welcoming family space. Soft wall lights and two ceiling lights. Four radiators. Double doors lead back round to the grand entrance hallway.

WC
5'1" x 4'6"
A stylish WC featuring paneling, basin and traditional style toilet. Anthracite column radiator, window with privacy glass.

First Floor Landing
11'6" x 14'7"
Newly fitted sisal carpet to first floor landing, with doors leading off from the central staircase to the 5 bedrooms and family bathroom.

Bedroom 1/Principle Bedroom
13'5" x 13'9"
Bedroom 1, the principle bedroom of the property is a spacious and elegant room with double aspect windows that flood the space with natural light and offering glimpses of the Menai Strait toward the Snowdonia mountains. New solid wooden flooring, leads through to a dressing area with generous offering of fitted wardrobes. Door through to a luxurious en suite.

En Suite Bathroom
13'1" x 5'10"
The en suite bathroom is opulent with a large walk-in shower with niche for cleansing essentials, antique brass shower, Italian marble tiles, art deco vanity unit with Burlington basin and wc. Brass towel rail and radiator, window with privacy glass to rear of property.

Bedroom 2
9'4" x 13'10"
Bedroom 2 is a bright double bedroom, featuring 2 windows to the front of the property with scenic views. Fitted double wardrobes, radiator and pendant ceiling light. New carpet.

Bedroom 3
12'7" x 11'8"
Bedroom 3 is a bright double room with natural light from 2 windows overlooking the rear garden. Fitted double wardrobes, radiator, soft wall lighting and ceiling light. New carpet.

Bedroom 4
8'5" x 12'3"
Bedroom 4, currently laid out as a nursery featuring two windows to the front aspect of the property, also enjoying Strait & mountain views, fitted, double door wardrobe, radiator, ceiling and wall lights and new carpet.

Bedroom 5
8'9" x 7'2"
Bedroom 5 is a cosy, compact room with neutral décor and new carpet. Double fitted wardrobes. It offers a quiet space suitable for a child's bedroom or study.

Bathroom
8'9" x 7'0"
The family bathroom is generously sized with a bright and fresh atmosphere. Featuring a bath with overhead, mains pressure shower, a modern washbasin with vanity unit, and wc. Chrome heated towel rail, recessed spotlights and window with privacy glass to rear elevation.

Attic
12'8" x 25'6"
The attic, which is accessed via the central curved staircase is a versatile and bright space with sloping ceilings and skylights, offering plenty of natural light and potential for a variety of uses, from storage to a home office or playroom.

Double Garage
21'1" x 16'12"
Adjoining the house is a double garage with power and

lighting along with an electrically operated door with door leading into the utility room.

Outside

Parc House is surrounded by etablished trees and gardens. The rear garden is a beautiful outdoor space with a large lawn bordered by mature trees and shrubs, offering a private and tranquil environment. A paved patio area provides a perfect spot for outdoor dining and relaxing.

Services

Oil central heating with Worcester combi boiler. Mains water, mains drainage, mains electricity. Council Tax Band: G. EV charging point. Window and door security system.

Location

Parc House is located down a private lane just off Druid Road in Menai Bridge. The property is located amongst other large, detached properties and yet offers ample privacy due to its generous plot and established trees and gardens. Menai Bridge comes with a large array of amenities including boutique shops, Waitrose store, an excellent selection of cafes, restaurants, pubs, a medical centre, schools. Access to the Menai Strait. The town of Menai Bridge is famous for its suspension bridge built by Thomas Telford and has an interesting mixture of Georgian, Victorian, Edwardian and modern architecture - the main high street has many traditional and attractive shop frontages, home to many independent outlets making it a great place to shop. The A55 is nearby which allows easy access to the University City of Bangor and the surrounding coastal towns. Anglesey has so much to offer including fabulous beaches, sailing and water sports and coastal walk with over 120 miles of breathtaking coastline.
EXACT LOCATION: what3words ///deflated.bulbs.pads

Ground Floor

Approximate total area(1)
1618 ft²
150.3 m²

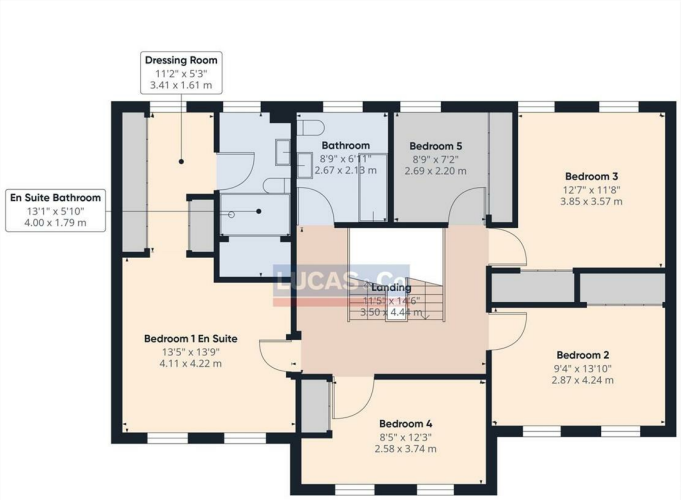
Reduced headroom
25 ft²
2.3 m²

(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



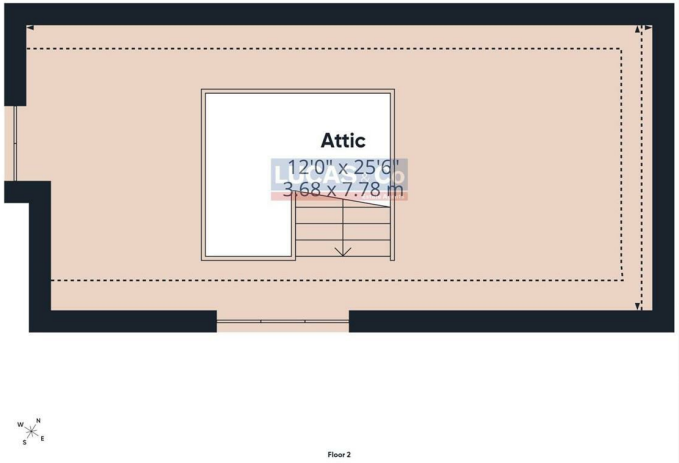
Floor 1

Approximate total area(1)
1039 ft²
96.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 2

Approximate total area(1)
251 ft²
23.3 m²

Reduced headroom
72 ft²
6.7 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

Local Authority Isle of Anglesey
Council Tax Band G
EPC Rating E

Lucas & Co Estate Agents Office Office

22 High Street, Menai Bridge,
Isle of Anglesey, LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com
www.altosoftware.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.