



Heulog Holyhead Road

Menai Bridge, LL59 5RH

- Spacious 1930s Renovated Dormer Bungalow
- Extensive Landscaped Gardens
- Newly Fitted Kitchen
- Situated in Highly Sought After Location
- Very Generous Parking Offered by New Tarmac Driveway
- Stunning Views





Located in a highly sought-after area of Menai Bridge, this charming 1930s detached dormer bungalow offers a delightful blend of character and modern luxury. Spanning an impressive 1,496 square feet, the property boasts four well-proportioned bedrooms and two stylish bathrooms, making it an ideal family home.

As you approach the house, you are greeted by a long tarmac drive that leads to spacious gardens both at the front and rear, providing ample outdoor space for relaxation and recreation. The gardens are perfect for enjoying the stunning views of the Menai Strait & Snowdonia Mountain Range, which can be admired from various vantage points around the property.

Inside, the bungalow has been thoughtfully renovated to enhance its original charm while incorporating contemporary comforts. The art deco features throughout the home further elevate its appeal, creating a unique atmosphere that is both stylish and inviting.

Reception Hallway

4'1" x 12'11"

The spacious reception hallway welcomes you with light parquet flooring laid in a herringbone pattern. Art Deco features such as arched ceiling and period carpentry, with doors leading off to other ground floor rooms and a staircase to the first floor.

Kitchen

13'0" x 8'4"

The newly fitted kitchen offers modern convenience with a classic feel, sympathetic to the age of the property. Integrated appliances include integrated microwave and oven, a four-burner gas hob. Angled roof windows bring in ample natural light. The space flows open-plan into a snug/living area, making it perfect for casual living and entertaining.

Dining Area

12'10" x 11'9"

Leading off from Kitchen, through an open plan snug/seating area, the dining area is bright and welcoming with large windows and parquet flooring throughout. It has space to accommodate a large dining table and features a wood-burning stove set within a simple hearth, enhancing the warm and inviting atmosphere.

Lounge

15'6" x 12'11"

The lounge is a relaxing space with a bay window allowing plenty of natural light and views across the front lawn, Menai Strait and mountain range beyond. It features a wood-burning stove set within a tiled hearth, parquet flooring, and neutral décor, creating a comfortable environment.

Bedroom 1

11'8" x 12'3"

Bedroom 1, located on the ground floor offers a light and airy atmosphere with soft carpeting underfoot, a large window letting in natural light, and space for essential bedroom furniture.

Bedroom 2

9'0 x 10'1

Currently laid out as a nursery.

Bedroom 3

10'0 x 10'6

Currently laid out as a nursery.

Bathroom

5'10" x 9'1"

This bathroom on the ground floor combines classic and modern, luxury elements, featuring a freestanding roll-top bath, wet room shower, a traditional WC and basin with brass fixtures, and a window for daylight.

Main Bedroom First Floor

20'6" x 15'3"

The main bedroom is a spacious first-floor retreat with sloped ceilings and exposed beams that add character and warmth. Featuring large skylights that flood the room with natural light and provide views to the outdoors.

En Suite Bathroom

7'10" x 8'3"

The main bedroom ensuite bathroom, which has been recently renovated, features a walk-in shower with a glass enclosure and stylish brick effect tiled walls. Natural light filters through a skylight above, and the white fittings contrast with dark wood beams and light walls for a modern yet rustic feel.

Externally

Stunning landscaped gardens throughout with stone pillars leading on to a newly laid tarmac driveway up to the front of the property and onward to the double garage. Lawned gardens to either side bordered by slate chippings and mature plants and shrubs. As you continue up the main driveway there are established mature shrubs and plants to either side with a timber trellis to shelter the refuse and recycling bins. Double garage providing ample space with dual entrance up, and over doors with solar panels and a timber gate and fencing leads you through to the rear garden.

The beautifully landscaped rear gardens offer a spacious and part flagged patio area with a log storage, two adjoining outbuildings with space and plumbing for washer and separate building housing the gas central heating boiler. Stone steps then take you to the upper garden level with tiered low maintenance slate chipped beds to either side with established plants.

The stunning upper garden level briefly comprises a generous flagged entertaining area with neat lawned gardens whilst a pergola feature leads you onto a flagged pathway that runs to the rear of the garage.

Parking

A substantial tarmac driveway offers parking for as many vehicles as you like!

Services

Mains gas central heating, solar panels and double glazing

Mains water supply & drainage

EV Charging point

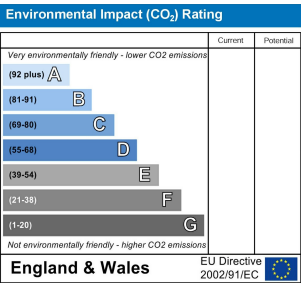
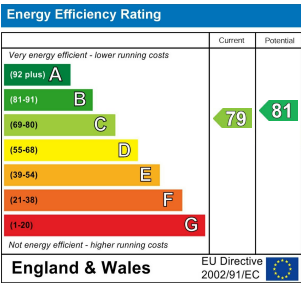
Council Tax Band:G

Agents Notes

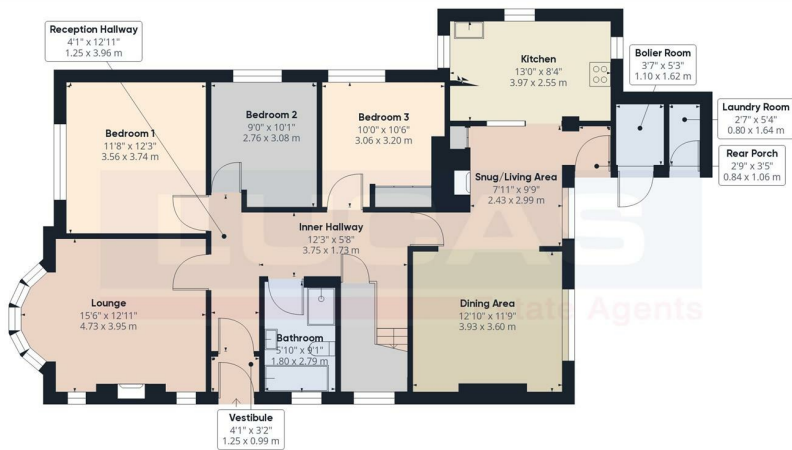
The property is of standard brick construction under a slate roof & also benefits from cavity wall & ample loft insulation.

Plans have been drawn up by a local architect to extend subject to the usual consents.

what3words ///skimmers.screen.retire



Local Authority
Council Tax Band G
EPC Rating C



Ground Floor Building 1



Floor 1 Building 1

Approximate total area[®]
1595.75 ft²
148.25 m²
Reduced headroom
80.19 ft²
7.45 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.