



Gogarth Cadnant Road, Menai Bridge, LL59 5BU

£725,000

An impressive detached residence situated in an elevated position above the town, and enjoying breath taking southerly views over Ynys Gaint, and the Menai Strait towards the imposing Snowdonia mountain ranges. Modernised and upgraded to a very good standard, this quality residence boasts a delightful lounge with wide window to frame the sea and mountain views, a well equipped kitchen/ breakfast room with utility room off, Cloakroom, a main ground floor bedroom with en suite and further 2 bedrooms, one of which is used as a Sitting Room. There are a further two bedrooms to the first floor with fine views and bathroom. Spacious grounds extending to 0.72/acre extending down to Cadnant Road, ample parking and garage. Previous planning consent to provide a triple Garage with very large bedroom over. Well worth inspection to appreciate the location and sold with no onward chain.

Entrance Porch 7'10" x 7'3" (2.40 x 2.22)



A spacious entrance with wide front aspect window taking in the sea and mountain views and suitable as a small study area. Radiator, velux roof light, double glazed entrance door.

Reception Hall

Having a feature wide circular staircase to the first floor and opening to an inner hall which gives access to the bedrooms. Radiator

Lounge 19'6" x 17'7" (5.96 x 5.36)



Having a wide front aspect window framing the panoramic sea and mountain views towards the Snowdonia mountains. Polished light marble fireplace and hearth with fitted gas fire. Two radiators, coved ceiling with two brass pendant lights, TV connection. Double opening doors to:

Kitchen/Dining Room 24'5" x 8'4" (7.46 x 2.56)



With an extensive range of modern base and wall units in a light butter cream laminate finish with contrasting worktop surfaces and matching wall panelling. Integrated fittings by Bosch include an eye level double oven, ceramic induction hob with extractor over, fridge and freezer and dishwasher. 1.5 Villeroy and Boch sink unit. Light oak style flooring extending to the breakfast table area where there is a patio door leading to an adjoining patio and gardens. Wall mounted TV connection and 2 radiators.

Utility Room 11'10" x 7'11" (3.63 x 2.42)



Having a good range of base and wall units to match the main kitchen with worktop surface and stainless steel sink unit, as well as larder style cupboards. Recess for a washing machine and dryer, light oak style flooring, radiator and double glazed door to the rear and nearby garage.

Inner Hall

With door to:-

Cloakroom



Having a contemporary freestanding glass wash basin on a vanity cupboard with wall mirror over. Inset WC, full height storage cupboard, timber flooring, half tiled walls, towel radiator.

Bedroom 1 15'5" x 12'4" (4.71 x 3.76)



A spacious ground floor double bedroom with front aspect window to frame the outstanding sea and mountain views. Spacious 6 door fitted wardrobe with built in drawers, radiator, door to:-

En Suite 8'3" x 7'8" (2.53 x 2.36)



Having been upgraded to include a wide walk in shower enclosure with twin head thermostatic shower control and glazed shower scree. Full length vanity unit with two "his and hers" wash basins and a large wall mirror over and well as two shaver points. Integrated WC, tall tow radiator, fully tiled walls and floor.

Bedroom 2 12'2" x 11'4" (maximum) (3.71 x 3.47 (maximum))



With front aspect window to give fine sea and mountain views. Radiator. This room is currently used as a TV room but could be used as a bedroom or dining room.

Bedroom 3 11'6" x 9'8" (3.52 x 2.96)

Having a full length range of fitted wardrobes to one wall with central dressing table recess with mirror over and fitted drawers to the opposite wall to match. Radiator.

First Floor Landing

Having good eaves storage area, one cupboard housing a recent Worcester gas fired central heating boiler and also a radiator to give an airing cupboard.

Bedroom 4 17'5" x 9'4" (5.33 x 2.86)



With a gable window to give views of the Menai Suspension Bridge, Menai Bridge, and mountains. Fitted mirror fronted wardrobe, and fitted drawers to the opposite wall. Radiator.

Bedroom 5 12'3" x 12'2" (3.75 x 3.73)



With gable window giving easterly views over the Menai Strait towards the Great Orme. Fitted wardrobe with drawers, Velux roof light, radiator.

Bathroom 7'10" x 7'6" (2.39 x 2.30)



Having a 4 piece suite comprising of a panelled bath, corner shower enclosure with twin head thermostatic shower control, wash basin in a vanity cupboard, WC, towel radiator. Fully tiled walls with wall mirror and light timber laminated flooring. Velux roof light.

Outside

A sweeping private drive leads off Mount Street down to an open tarmac area to give ample open parking and turning area and leads to a detached Garage.

Garage 18'4" x 12'9" (average) (5.60 x 3.90 (average))



An irregular shape with front up and over door and rear personal door. Electric power and light provided.

Gardens



Extending in all to about 0.72 of an acre the spacious grounds surround the house but are mostly sloping gardens which have been terraced and lead down to Cadnant Road with pedestrian access to this road.

To the immediate front of the house is a gravelled area from where there are outstanding sea and mountain views. This extends to a paved patio to the western side with access off the kitchen area and a fine space to enjoy the evening sun. Adjoining this area is a level lawned garden and further lawn garden area above.

A path leads down to Cadnant Road where there are rockery areas with shrubs and bushes as well as terraced level lawned areas.

Note: Some trees on the property are subject to Preservation Orders

Services

All mains services connected.

Gas central heating and double glazed windows and doors

Tenure

The property is Freehold and this will be confirmed by the Vendor's Conveyancer.

Planning

Planning consent has previously been granted to demolish the existing garage and erect a 3 car garage adjoining the house with a large additional bedroom over.

Council Tax

Band G

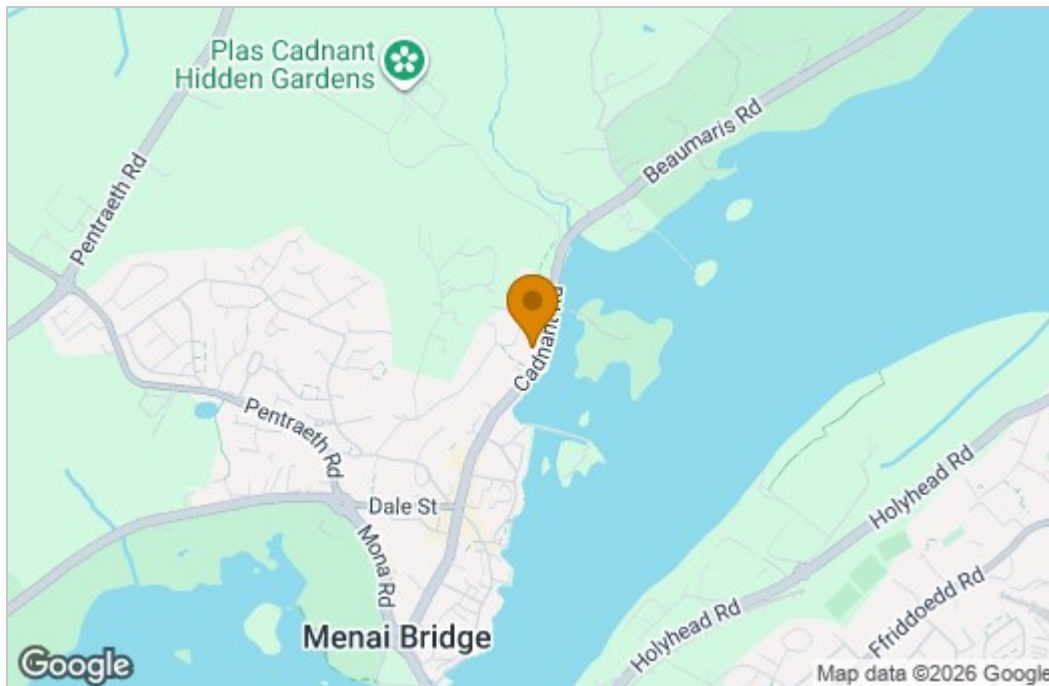
Energy Certificate

Band D

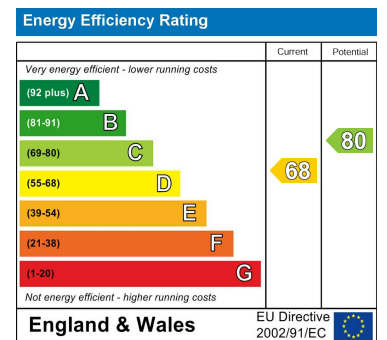
Floor Plan



Area Map



Energy Efficiency Graph



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