



Glyn Garth Gardens , Menai Bridge, LL59 5PA

£1,150,000

An exceptional detached dormer-style bungalow occupying an enviable position with truly panoramic views across the Menai Strait towards the majestic Snowdonia mountain range. Originally built as the Gardener's cottage for the Bishop's Palace this substantially renovated and thoughtfully upgraded dwelling combines generous, versatile accommodation with a wonderful connection to its spectacular surroundings. From the redesigned quality kitchen, with double doors opening onto a full-length balcony, to the impressive 19-foot lounge with near full-length picture window, the property is designed to make the most of its outstanding southerly aspect. With three ground-floor bedrooms, two bathrooms, a study as well as an exceptional 25-foot principal bedroom suite on the first floor, complete with dressing area and large en suite, there is an abundance of space for both family living and entertaining. The extensive grounds extend up to Brynteg Lane and included is a detached garage, newly designed drive to give ample open parking and three original gardener's sheds, adding further character and practicality to this most desirable home.

Open Porch

Entrance Porch 6'7" x 6'1" (2.01 x 1.86)

With granite flooring.

Kitchen/Living/Dining 18'9" x 13'0" (5.72 x 3.97)



The heart of the property, being open plan and having a quality range of base and wall units in a gloss white finish with contrasting dark granite worktops and upstands together with a matching breakfast island set in a bay window to enjoy the superb sea and mountain views. Integrated fittings by Bosch, Amtico floor covering and double opening doors onto a full width balcony to enjoy the panoramic southerly views.

Lounge 18'9" x 13'1" (5.73 x 4.00)



Having a nearly full length window framing the sea and mountain views. Inset wood burning stove, engineered oak flooring.

Inner Hallway

With a staircase to the first floor, Utility Cupboard with space for the washing machine and Worcester gas central heating boiler.

Bathroom 8'11" x 6'0" (2.74 x 1.85)



Fully tiled with a modern three piece suite in white with shower over the bath.

Bedroom 2 12'10" x 11'6" (3.92 x 3.51)



With contemporary mirror fronted wardrobe.

Study/ Bedroom 11'6" x 6'4" (3.52 x 1.95)



Inner Hall

Having a separate access which could enable this wing of the property to provide a small annex comprising of a bedroom, living room and bathroom with shared kitchen with the main accommodation

Shower Room/WC



Fully tiled with a white suite

Bedroom 3 13'6" x 9'9" (4.14 x 2.98)



Enjoying fine views.

Bedroom 4 10'7" x 10'3" (3.24 x 3.14)



First Floor

Main Bedroom 24'11" x 13'11" (7.60 x 4.25)



An outstanding bedroom area being a recent addition provided in 2016. A superb feature is the Solarlux fully glazed frontage with 3 opening doors to a Juliette balcony giving truly panoramic views over the Menai Strait, Bangor Pier and the Carneddau mountain range. Access to:-

Dressing Room 9'1" x 7'9" (2.78 x 2.38)

En-Suite 12'7" x 8'6" (3.85 x 2.61)

Having a modern white 4 piece suite to include both a shower enclosure and bath

Garage/Workshop 19'8" x 10'9" (6.00 x 3.30)

A detached garage which has an additional Storage Area 4.5 x 2.3 being a former telephone exchange. Power and Light provided

Outside/Grounds



A sweeping recently resurfaced drive off the Beaumaris Road leads to a spacious open parking area for several cars and gives access to the Garage. Granite steps then lead up to the living accommodation.

The property enjoys extensive grounds of about one acre. To the side is a lawned area with slate patio and BBQ areas. The majority of the grounds are found to the rear comprising of low maintenance woodland which extends up to Brynteg Lane and includes three original Gardener's Potting and storage sheds.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer. Several of the trees to the rear are subject to Preservation Orders.

Services

All mains services connected.

Gas central heating system

Double glazed windows and doors.

Wired for a portable electric car charger.

Council Tax

Band G.

Energy Rating

Band C.

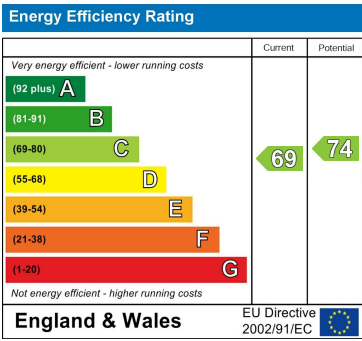
Floor Plan



Area Map



Energy Efficiency Graph



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