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ESTATE AGENTS









Craig Y Don Lodge , Menai Bridge, LL59 5NR

Open To Offers £450,000

A charming and spacious former Lodge to the Craig y Don Estate, enjoying a convenient yet secluded location on the seaward side of the Menai Strait in the sought after Glyn Garth area and enjoying seasonal southerly views of the sea and Snowdonia mountains. Having been extended to give spacious family accommodation, a feature of the house is the spacious and secluded garden, while there is off road parking and a large detached garage.

The accommodation provides for two ground floor reception rooms, as well as an office, kitchen and Conservatory. There are four double bedrooms, all en suite, together with a superb 24 foot first floor lounge enjoying sea and mountain views. Viewing necessary to fully appreciate the size of the accommodation and location and available with no onward chain.

Entrance Utility Room 7'9" x 5'1" (2.38 x 1.55)

Timber part glazed door opening into the utility room and briefly comprising: Floor standing Carray oil fired boiler, serving the central heating system. Laminated tile effect floor covering. Plumbing for washing machine. Fitted timber framed storage cupboards and double glazed timber framed window. Hardwood glazed door to:

Kitchen 12'0" x 9'10" (3.67 x 3.01)




Having a wealth of Boulton and Paul Blakeney oak moulded mitre wall and base storage units with tiled walls to working surfaces. Inset 1 and half bowl stainless steel sink unit with mixer tap. Hotpoint ceranic hob with extractor over and electric double oven. Timber framed double glazed window to the side elevation. Radiator and nine downlights.. Glazed timber framed door to the hallway and large feature opening with steps leading down to the dining room.

Dining Room 12'0" x 8'11" (3.67 x 2.72)




Having original herringbone wood block flooring and large window with window seat framing the views over the rear garden. Matching wall and base storage units with work top over, providing useful storage. Side window, radiator and three directional lights to ceiling. Door to:

Sitting Room 13'1" x 10'2" (4.01 x 3.10)

Attractive cast iron fireplace with multi fuel stove set on slate hearth. Attractive original herringbone wood block flooring. Radiator and pendant light. Door to the snug/office and glazed double doors to the conservatory.

Conservatory 12'8" x 7'4" (3.87 x 2.26)

In need of repair but enjoying a delightful private position overlooking the rear garden, and giving the footprint to allow a larger replacement if required. Original herringbone wood block flooring, two radiators and exit door.

Study 6'1" x 4'11" (1.87 x 1.51)



Original herringbone wood block flooring, rear window, radiator and pendant light.

Hallway

Having part original herringbone wood block flooring and balustrade staircase leading up to the first floor landing area. Long hallway with window, radiator and three pendant lights leading to ground floor bedrooms.

Bedroom 1 14'6" x 12'2" (4.42 x 3.71)

Double aspect room with front and side elevation windows and original herringbone wood block flooring. Two built-in storage cupboards. Radiator and pendant light. Door to:

En-Suite Bathroom/WC 7'11" x 4'11" (2.43 x 1.50)

Champagne coloured suite comprising: WC, bath and pedestal wash hand basin with electric shaver strip light over. Tiled splash backs and flooring. Radiator and window.

Bedroom 2 14'6" x 12'2" (4.42 x 3.71)



Enjoying southerly views and glimpses of the Menai Straits. Radiator and pendant light. Door to:

En-Suite Bathroom/WC 7'11" x 4'11" (2.43 x 1.50)



With Champagne coloured suite of panelled bath with Aqualisa thermostatically controlled shower over. WC and pedestal wash hand basin. Electric shaver strip light, extractor, tiled splash backs and flooring.

Bedroom 3 11'11" x 11'11" + recess (3.64 x 3.64 + recess)



Having hand made oak floor to ceiling wardrobes/storage cupboards, bed side cabinets and small dressing table. Rear aspect window enjoying garden and partial sea views. Radiator and pendant light. Door to:

En-Suite Shower Room/WC 8'6" x 5'4" (2.60 x 1.63)



A modern suite comprising: Walk-in shower area with glass screen and thermostatically controlled 'Bristan' over head shower and shower attachment. Button flush WC and vanity wash hand basin with mixer tap and heated mirror with light over. Fully tiled walls and flooring. Radiator, extractor fan and four downlights to ceiling.

First Floor Landing

With Velux and downlight.

Separate WC 4'11" x 2'9" (1.52 x 0.86)

With WC and pedestal wash hands basin. Radiator and front aspect window.

Store Room 14'9" x 11'3" into eaves (4.51 x 3.43 into eaves)

A floored room providing excellent storage space and easy access to the header tank and factory lagged hot water cylinder.

Bedroom 4 13'7" x 10'1" (4.15 x 3.09)



Rear elevation window enjoying wood land and sea views. Varnished exposed timber flooring, built-in storage cupboard, radiator and pendant light. Door to:

En-Suite Bathroom/WC 11'1" x 4'11" (3.39 x 1.50)



Champagne coloured three pieces suite comprising: WC, panelled bath and pedestal wash hand basin with electric light/shaver point. Tiled splash backs, radiator and varnished exposed timber flooring. Rear window overlooking the garden and views beyond.

Lounge 24'6" x 17'11" (7.47 x 5.47)



A light and spacious triple aspect room enjoying the views and a wealth of exposed beams. two radiators and two pendant lights.

Outside

Having a generous lawned garden to the rear and enjoying a good amount of privacy bounded by mature hedges and trees. Off road parking for two cars to the front of the garage with steps leading down to the house.

Garage 17'2" x 16'9" (5.25 x 5.11)



A detached garage with up and over door and side personal door. Power and light.

Tenure

Freehold with vacant possession.
Grade 2 listed building.

Services

Mains water and electricity, oil fired central heating and private drainage.

Council Tax

Anglesey County Council - Band G.

Energy Performance Certificate

Band F.

Floor Plan



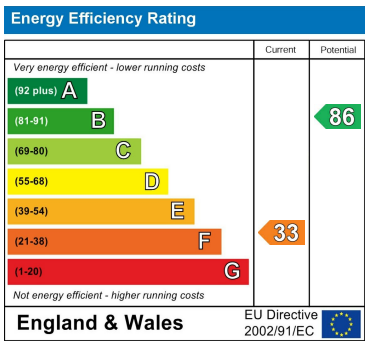
Total area: approx. 216.0 sq. metres (2324.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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