



Lilac Cottage Lon Ty Mawr Glyn Garth, Menai Bridge LL59 5NS
Freehold Detached
£695,000

- Most Impressive Detached Property Located In The Highly Sought After Area Of Glyn Garth Boasting Quite Magnificent Views Of The Menai Strait
- 3 Bedrooms/2 Bathrooms/1 Reception
- Ample Off-Road Parking, Beautifully Landscaped Tiered Gardens With Patio To The Front, Greenhouse, Shed And Hot Tub.
- Council Tax Band E £2382.93 2024/2025; Broadband- 49 Mbps
- Fabulous Balcony Terrace Off The First Floor Lounge/Diner To Marvel At The Breathtaking Outlook.
- EPC C
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired & Part Under Floor Heating

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Property Summary

A Most Impressive Detached Property Located In The Highly Sought After Area Of Glyn Garth Boasting Quite Magnificent Views Of The Menai Strait In Addition To Taking In The Restored Victorian Pier On The Mainland With Equally Stunning Views Of The Eryri (Snowdonia) Mountains In The Distant Background. Lilac Cottage Offers Stunning South Facing Views From Most Of Its Rooms & Additionally Offers Ample Off-Road Parking, Beautifully Landscaped Tiered Gardens With Patio To The Front, Greenhouse, Shed And Hot Tub. There Is A Fabulous Balcony Terrace Off The First Floor Lounge/Diner To Marvel At The Breathtaking Outlook.

Lilac Cottage has been tastefully modernised and extended whilst retaining much of its original character. The cottage benefits from gas central heating and double-glazed windows with underfloor electric heating to the Kitchen, bathroom and ensuite. The accommodation comprises of entrance hall with oak & glass staircase, office/study area, main bedroom with walk in dressing room & ensuite, superb spacious kitchen with fitted Wren units and integrated appliances, laundry/utility room with door to side pathway, separate Wc and cloakroom. The first floor offers a generous landing along with two double bedrooms, a bathroom and a large lounge/diner with oak floors, a vaulted ceiling, and patio doors leading out to a balcony terrace with its spectacular views.

Externally

To the front of the property is an off-road parking area with steps leading up to the property. The garden is well fenced and has a number of mature plants. There is a flagged patio area to the front, perfect for entertaining with a tiered garden to the side, greenhouse, shed and hot tub. Adjoining the cottage is a very useful implement/storage room with power and lighting.

Location

Lilac cottage occupies this enviable position where it is fairly rare for properties of this type to come onto the open market. The villages of Menai Bridge and Beaumaris are within 2 miles respectively, both providing a good range of local services for everyday needs. Beaumaris is regarded as one of the most sought-after villages on the island with its boutique shops, restaurants, castle and attractive architecture and is also home to the Royal Anglesey Yacht Club, along with two renowned 18 hole golf clubs, whilst the very much up and coming town of Menai Bridge can boast a Waitrose store, bespoke and boutique business and award-winning restaurants. Despite its pleasant position Lilac cottage is well placed for travel being within 4 miles of the A55 expressway facilitating access across the North Wales coast to Cheshire and linking with the national motorway network. For travel further afield there is an inter-city rail service from Bangor to London Euston via Crewe. On the recreational front the area is well known for marine activities, there are several golf courses on the island and excellent walking in Eryri (Snowdonia) and around the Anglesey Coastal Path.

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Agents Notes

The property is of stone and cavity wall construction under a slate roof & also benefits from ample loft insulation along with low energy lighting throughout.

Council Tax Band E £2382.93 2024/2025

Broadband- 49 Mbps

Exact Location

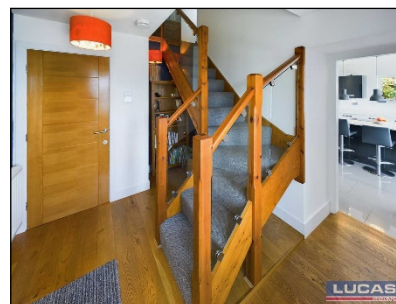
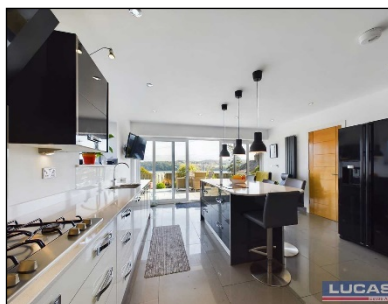
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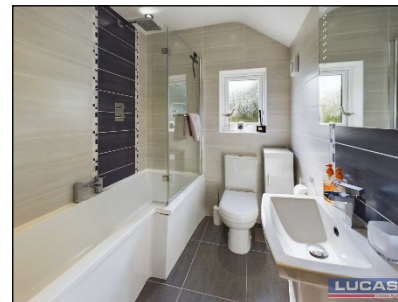
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

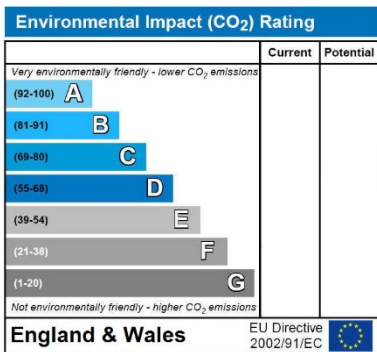
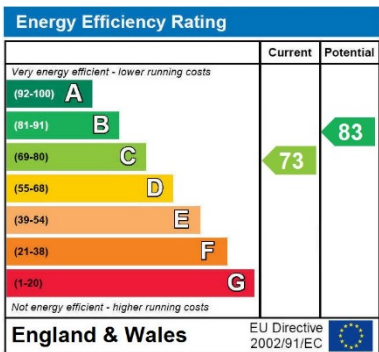
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