



TY SLATERS

LLANDEGFAN

DAFYDD HARDY

COAST & COUNTRY

TY SLATERS



Ty Slaters is an intriguing property to say the least - its uniqueness is undeniable – the foresight and architectural design certainly lends itself to being a substantial family home that incorporates all the best bits you could wish for from the blending of old and new.

Situated in a sought after semi-rural location on the periphery of Llandegfan, its southerly aspect highlights a striking vista of the Snowdonia range of mountains on the mainland and even glimpses of the Menai Strait, being roughly 500 yards distant as the crow flies!

Residing amidst spacious grounds, the original part of Ty Slaters is what you are immediately greeted to from the driveway, a traditional stone built two storey cottage (Grade II Listed) which looks mighty handsome in its own right, yet belies what additions have been incorporated to the residence as a whole.

The transformation and enlargement of the property began around 2006 and what a transformation! What you have now is a superior contemporary home with touches of luxury throughout, and with five bedrooms, you've no shortage of space for all the family to enjoy.



Playing a central role to the general feel and undoubted excitement of the property is the principal lounge – pushing open the glazed double doors off the main reception hall, you're greeted to this magnificent room – over 37' (11.5 metres) in length and with a high semi-pitched ceiling, the sense of light and space is a triumph with large windows to three aspects and tri-folding doors to two elevations, you're essentially inviting the outdoors in and feeling a tangible connection with the surroundings.

Within this room sits a revolving wood burning stove, a novelty you may think, but one which will soon reveal its practical nature whereby you can direct heat (and enjoy the glow) into whatever part of the room suits you best.

A decked patio encircles this room too, to take advantage of the space all the more. Underfloor heating (oil fired) is provided throughout the majority of the accommodation, so walking barefoot will be a pleasant experience and adds to the uncluttered nature of contemporary living.





There are two luxury bathrooms, both of which come with quality suites and fittings befitting the style of the accommodation, and a guest bedroom on the west wing has en-suite facilities. The practical nature of this home has not been left to chance either with a fully featured utility room (you can even cook here too!) complete with storage galore, sink unit and plumbing for white goods. Note: The main kitchen is incorporated into the original part of the dwelling and is currently only part finished – its completion can be discussed upon application.



External space is generous and yet easily maintained with a pillared driveway extending to both sides of the property, providing plentiful parking with enough space for a boat and/or touring caravan. The attached garage comes with an electrically operated door and is more than up to the job as a workshop for maintaining and pampering your motoring pride and joy. Lawned gardens are provided to the front and rear which backs onto open fields, adding to the pleasant setting of the property.



Approximately 3 acres of land is also available by separate negotiation.



Ty Slaters is located in a peaceful location along a country lane on the edge of Llandegfan, its position roughly equidistant between the towns of Menai Bridge and Beaumaris. The countryside position affords much privacy and yet you're never not too far from amenities and schools. This northern section of the Menai Strait opens out into the fabulous Conwy Bay leading out to the Irish Sea, being sandwiched between the Snowdonia Mountains to one side and Puffin Island on the other, just off the eastern tip of the island.



The bustling town of Menai Bridge, renowned for its famous suspension bridge, has a number of attractive traditional style shop frontages, catering for all your general day to day requirements, including a Waitrose supermarket. You can also expect excellent dining too with a choice of reputable eateries, taverns and restaurants. Naturally, having a sea faring heritage, the town is a popular place to launch and moor sailing vessels with repair facilities readily available.





Menai Bridge town is opportunely placed for the many of the coastal and rural attractions (Beaumaris springs to mind) to be found on this part of the island and is approximately 1½ miles from the A55 expressway, allowing rapid commuting throughout the island from the port town of Holyhead to the mainland, passing by the acclaimed University city of Bangor which offers a vast range of shops and services together with a mainline rail service directly to London. The A55 ultimately links up with the UK motorway network.

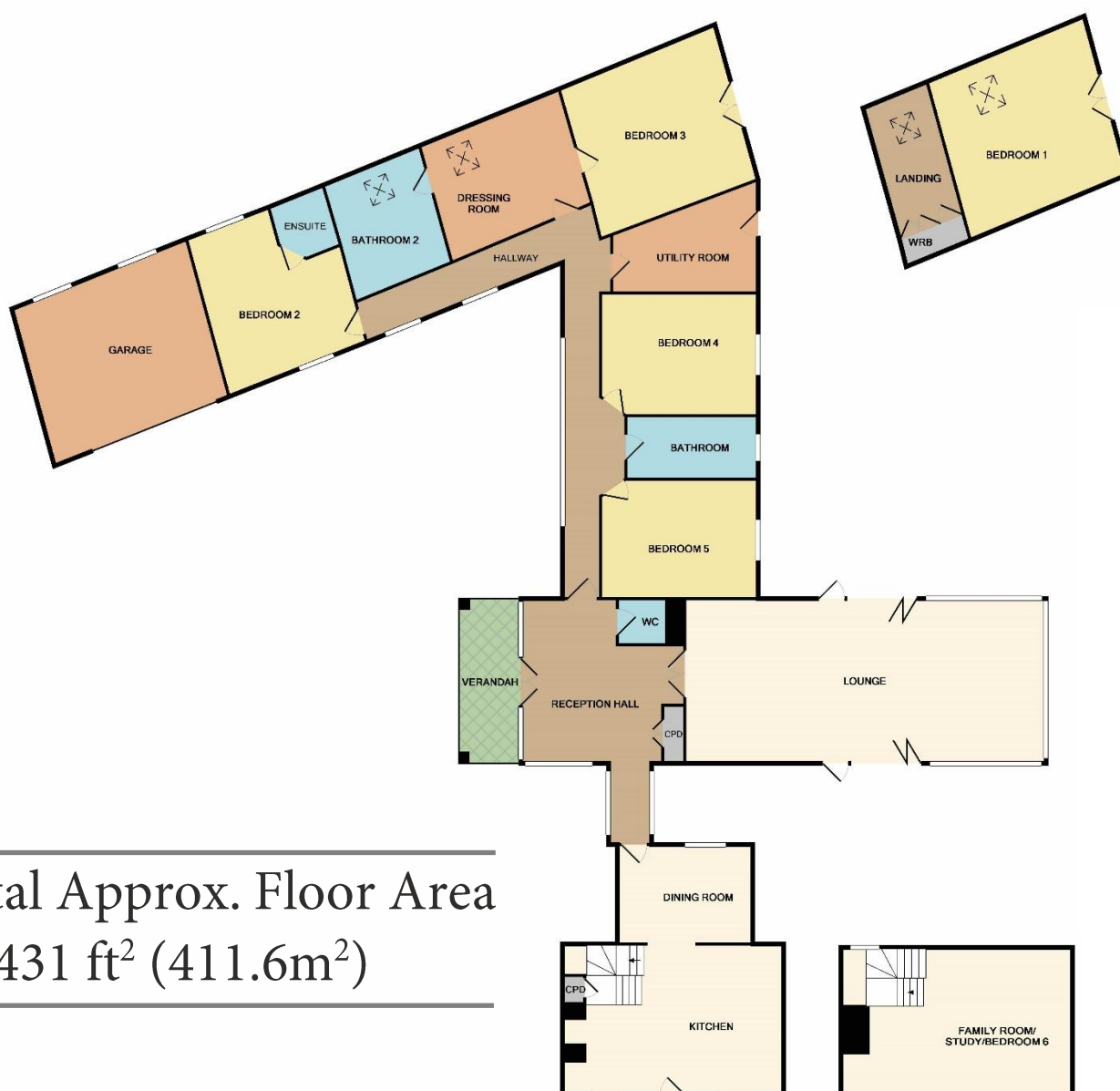


Beaumaris and Llangefni along with their neighbouring communities ensure that with a wide range of shops, services and recreational facilities, your essential needs are well catered for. Furthermore, the mountains of Snowdonia are only a half hour drive away, as is the ferry port of Holyhead offering a high speed ferry service taking you into the centre of Dublin in under two hours.



PROPERTY FEATURES

Kitchen:	15' 10" x 23' 1" (4.84m x 7.04m)	Bedroom 4:	12' 7" x 16' 6" (3.85m x 5.03m max)
Dining Room:	10' 4" x 14' 2" (3.16m x 4.32m)	Bedroom 5:	12' 6" x 16' 5" (3.82m x 5.01m)
Reception Hall:	17' 3" x 17' 2" (5.28m x 5.24m max)	Bathroom:	6' 7" x 13' 10" (2.02m x 4.23m)
Lounge:	17' 3" x 37' 10" (5.26m x 11.54m)	Bathroom:	11' 10" x 10' 11" (3.63m x 3.34m max)
Bedroom 2:	16' 11" x 17' 5" (5.18m x 5.33m max)	Utility Room:	11' 10" x 15' 5" (3.63m x 4.70m max)
Dressing Room:	12' 9" x 15' 9" (3.89m x 4.81m max)	Landing	
Bedroom 3:	17' 0" x 15' 6" (5.19m x 4.73m max)	Bedroom 1:	16' 11" x 17' 7" (5.18m x 5.38m)
En-Suite:	6' 9" x 6' 3" (2.08m x 1.93m)	Family Room/ Bedroom 6:	16' 1" x 23' 1" (4.91m x 7.04m max)



Total Approx. Floor Area
– 4431 ft² (411.6m²)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



DIRECTIONS

From Menai Bridge, follow the A545 in the direction of Beaumaris. After crossing the Cadnant Bridge, turn left up the hill towards Llandegfan. Proceed past the village store and continue for several hundred yards passing through the de-restricted speed signs and a turning on your right. Proceed for a further 250 yards where you will find Ty Slaters located on your left hand side.

Ty Slaters, Lon Ganol, Llandegfan, LL59 5PG

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