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Ty Bach Mawr, Llanddona, Beaumaris, Gwynedd, LL58 8UL

Offers in the region of: £325,000

EPC Rating: F

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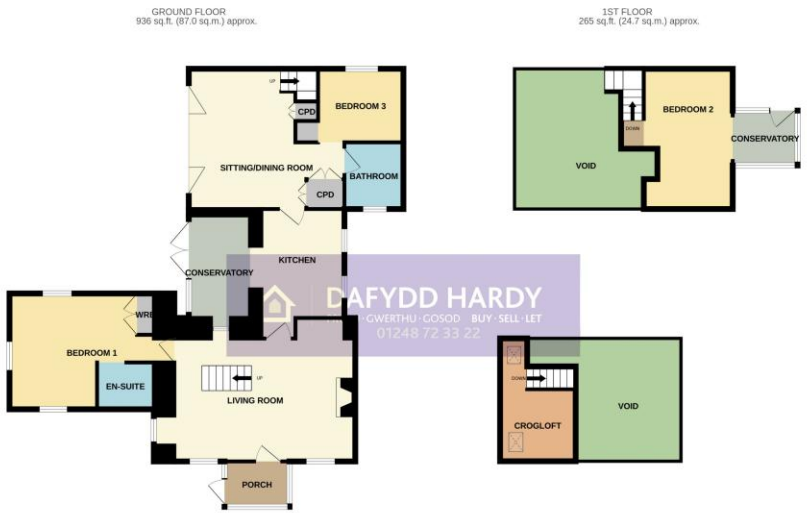
Summary

Well what a stunning location, situated in a remarkable position overlooking Red Wharf Bay in a most scenic setting on the edge of the rural village of Llanddona on the Isle of Anglesey is this deceptively spacious, extended and much enlarged Detached Welsh Cottage (it certainly lives up to its name 'Little Big House' that's for sure), standing in some 5 acres of land and therefore providing an exciting opportunity to enjoy the location to its fullest. Situated in an Area of Outstanding Natural Beauty, the elevated location affords far reaching sea and countryside views which undoubtedly make this a most appealing prospect. The property's land extends to both sides of the lane, ensuring that the magnificent views overlooking Llanddona Beach remain protected and entirely within your control. The property oozes character and charm with a certain quirky appeal too. The older section enjoys a vaulted beamed ceiling with crogloft above and a focal fireplace housing a wood burning stove leading through to the kitchen with conservatory adjacent (lovely place for breakfast). Beyond is a further impressive reception room with vaulted beamed ceiling, twin folding doors and wood burning stove. The bedrooms are also highly individual with the main bedroom having a triple aspect and en-suite facilities. One of the bedroom to the rear is on a semi-mezzanine level overlooking the sitting room and comes with its own conservatory! Externally, the spacious gardens wrap around the property to the rear with patio seating areas, extensive lawns and large wildlife pond. There is a separate gated access to the land located just a short distance to the south. The property comes fitted with a mixture of timber and uPVC double glazing and partial Economy 7 heating.

Llanddona's sandy beach less than 1 mile distant, including access to Anglesey's coastal path. The location is made all the more alluring where you'll often see ships anchored off shore awaiting safe passage onwards to Liverpool. You may even spot the outline of the Isle of Man located just over 50 miles to the north on a clear day.
Llanddona has a public house, a community centre and is situated on a bus route. A number of useful amenities can be found in the historic coastal town of Beaumaris (3½ miles), the university city of Bangor on the mainland is just some 9 miles with the A55 Expressway, allowing rapid commuting across the entire island and north coast some 6½ miles distant. Anglesey has many fine beaches, providing ample opportunities to enjoy sailing and water sports whilst the fabulous coastline boasts over 120 miles of footpaths. The unique Isle of Anglesey is certainly a rewarding place in which to settle and Llanddona is no exception.

Directions

From our Bangor office, follow signs for Menai Bridge and continue onwards along the A545 towards Beaumaris. From the centre of Beaumaris, bear left onto the B5109 in the direction of Penrtraeth turning right where signposted Llanddona. On reaching the village, continue until you reach the Owain Glyndwr Inn turning left at the corner, signposted to the beach. Follow this road for approximately 0.3 mile where you'll find the property on your right hand side.**https://what3words.com/tailors.impact.arranges**



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Private Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Economy 7 heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band E.

Energy Performance Rating

The property has the following EPC rating: F. See EPC report for full information.













Porch	*2.01m x 1.40m (6'7" x 4'7")*
Living Room	*5.60m x 3.82m (18'4" x 12'6")*
Kitchen	*2.57m x 3.37m (8'5" x 11'1")*
Conservatory	*1.91m x 3.19m (6'3" x 10'6")*
Sitting/Dining Room	*3.35m x 4.36m (11' x 14'4")*
Bedroom 1	*4.47m x 3.58m (14'8" x 11'9") Max dimensions.*
En-suite	
Bedroom 2 (Inc. Conservatory)	*4.74m x 4.34m (15'7" x 14'3") Max dimensions.*
Bedroom 3	*2.63m x 2.27m (8'8" x 7'5")*
Crogloft	*2.34m x 3.81m (7'8" x 12'6") Max dimensions - restricted headroom.*

- Much Extended & Enlarged Welsh Cottage
- Standing In Some 5 Acres Of Land
- Hugely Characterful & Quirky Accommodation
- 2-3 Bedrooms, En-suite & Bathroom
- Impressive Vaulted Living Room With Wood Stove
- Appealing Sitting/Dining Room With Folding Doors
- Double Glazing & Electric/Economy 7 Heating
- Located In An Area Of Outstanding Natural Beauty
- Splendid Elevated Position With Far Reaching Sea Views
- Less Than 1 Mile From Scenic Coastline & Beach






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