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**Store House, Llanddona, Beaumaris, Isle of Anglesey LL58 8UW**

Offers Over: £695,000

EPC Rating: F

# Store House, Llanddona, Beaumaris, Isle of Anglesey LL58 8UW

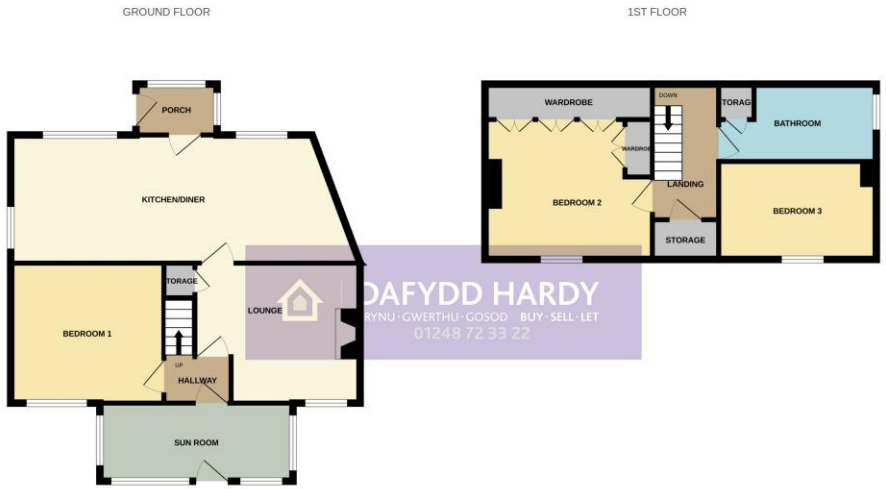
## Summary

If you are looking for an idyllic location, close to a beach, Store House in Llanddonna could just be what you have been looking for. In need of renovation or a complete rebuild, the potential is unlimited and with the beach literally a stones' throw away this stunning location is sure to create a lot of interest. The property briefly consists of a wide sun room that overlooks the front garden and offers views towards the sea. Off a small inner Hallway is a light and spacious Lounge with a painted beamed ceiling and a stone faced open fireplace. Across the rear is an extensive Kitchen/Diner with an exposed stone wall and a range of light blue base and wall units, topped with a marble work surface. Completing the ground floor is a good size Double Bedroom, whilst upstairs off a small landing are 2 more Bedrooms, made up of a Double Bedroom and a Single Bedroom, both with a far reaching sea view and served by a part tiled Bathroom with an over bath shower unit. The property is also fitted with a Gas Central Heating system. Outside at the front is a large garden area with a driveway to the side. To the side and rear are several plots of over grown farmland that make up approximately 5 acres. We highly recommend you book a viewing soon to be the first to fully appreciate the true potential this unique property has to offer and of course the amazing location.

## Directions

From our Bangor office take the A5 to Menai Bridge. After crossing the Bridge take the 1st exit at the roundabout, passing the Waitrose supermarket. At the next roundabout take the 2nd exit, up the hill, passing the high school. At the top of the hill take the 3rd exit at the four crosses roundabout, sign posted Amlwch. Pass the large car dealership on your right then take the right hand turning for Llansadwrn. Proceed along the country lane through the village of Llansadwrn then take the right hand turn at the T junction sign posted Beaumaris. Follow the road for a couple of miles and then take the turning on your left for Llanddona. Continue along this road until you come to a T junction where you turn right into the village of Llanddona. After a short distance turn left then take the narrow turning on your left, sign posted for the beach. Continue down the steep hill and take the right fork in the road after a short while you will reach the seafront where Store House will be on your left.

**What3words reference…resides.clockwork.short**




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Services

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

## Heating

Gas Central 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.

## Agents Note

We have been informed by the vendor that there are restrictions imposed by the title, please contact the office for further information.













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|---|---|
| **Sun Room** | *4.63m x 1.87m (15'2" x 6'2")* |
| **Entrance Hall** | |
| **Lounge** | *3.96m x 3.36m (13' x 11') max dimensions* |
| **Kitchen/Diner** | *8.37m x 3.07m (27'6" x 10'1") max dimensions* |
| **Rear Porch** | |
| **Bedroom 1** | *3.67m x 3.36m (12' x 11')* |
| **First Floor Landing** | |
| **Bedroom 2** | *4.01m x 3.36m (13'2" x 11') max dimensions* |
| **Bedroom 3** | *3.78m x 2.35m (12'5" x 7'9") max dimensions* |
| **Bathroom** | *3.78m x 1.86m (12'5" x 6'1") max dimensions* |

- Stunning Beachside Location
- Extensive Plot
- Over 5 acres Of Land
- Detached Family Home
- Lounge & Large Kitchen/Diner
- 3 Bedrooms & Bathroom
- Sun Room
- In Need Of Renovation









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