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Wylfa, Penmon, Beaumaris, Isle of Anglesey, LL58 8SW

Asking Price: £295,000

EPC Rating: E

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Summary

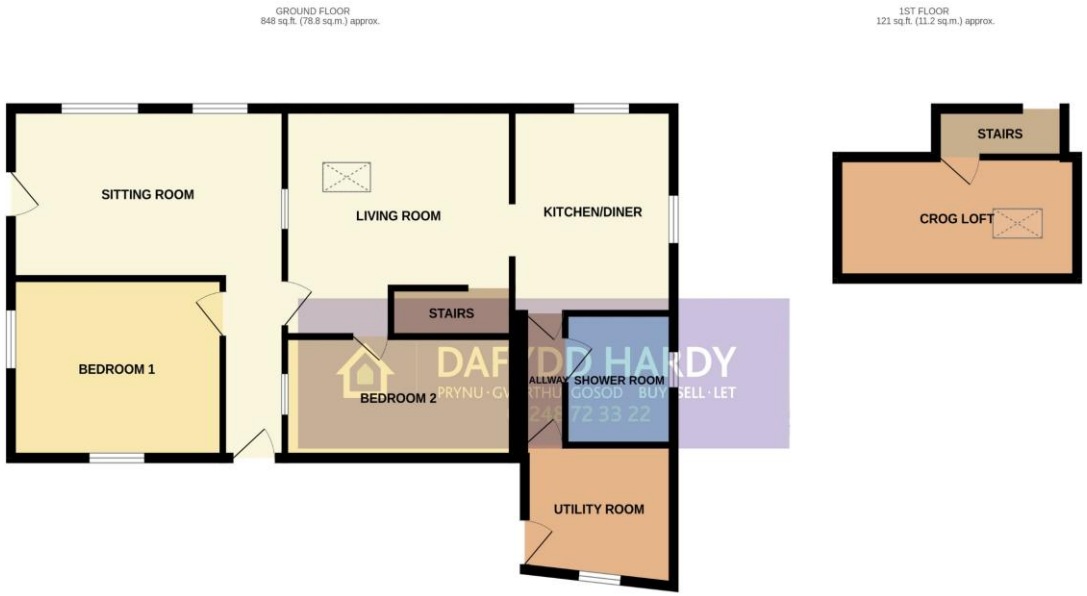
The private driveway leads you across the front of the property towards the detached cottage, providing ample parking to the front of the property. The cottage has plenty of character and suits its rural surroundings well. The cottage is believed to date back to 1750s. Originally a very small two room cottage with a crog loft, the owners have occupied the building since 1968 but the extended the property in the 70s & 2004 to add additional living space and bedrooms. Once inside you'll find a generous Hallway which leads to the Sitting Room which enjoys countryside views over rolling hills. Off the Hallway is the primary bedroom, both rooms enjoy engineered oak flooring and underfloor heating. The Living Room is full of character with vaulted ceilings, stone walls, and a multi-fuel stove. Off the Living Room is a second Bedroom. The Kitchen/Diner has tiled floors and a fully fitted kitchen, with built-in hob and double oven. The hallway leads you to the Shower Room with WC, sink and a tiled floor. The property also benefits from a useful Utility Room. The property has uPVC double glazing to all the external windows and LPG central heating (mixture of underfloor and radiators). Outside you'll find beautiful wrap around gardens with a patio and terraced garden the one side, a lawn with mature borders to the other, and two sheds. This tranquil space is both private and enclosed on all sides, with a raised decked area off the Sitting Room.

Penmon is located close to the village of Llangoed which boasts a primary school, convenience store/post office and public house and is within 2 miles of the historic town of Beaumaris which nestles on the shores of the Menai Strait and has a primary school, church, community centre, surgery, many shops, cafés and restaurants, promenade and green, and mediaeval, moated castle.

Directions

From Menai Bridge proceed to Beaumaris and continue in the direction of Llangoed. Continue through the village, crossing over the little bridge and up the hill to a T-junction. Turn left and then twist right after about 100 yards, down a narrow lane. As you enter the hamlet of Caim, follow the road sharply to the right (not straight on). The property can be found on your right after a short drive.

What3Words: **ulterior.directors.bright**



Services

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

Heating

LPG 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 D.

Energy Performance Rating

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













Utility Room	*2.43m x 2.72m (8' x 8'11") max. dimensions*
Hallway	
Shower Room	*2.28m x 1.98m (7'6" x 6'6")*
Kitchen/Diner	*2.96m x 3.54m (9'9" x 11'7") max. dimensions*
Living Room	*4.19m x 3.92 (13'9" x 3.92) max. dimensions*
Crog Loft	*2.09m x 4.37m (6'10" x 14'4") max. dimensions*
Bedroom 2	*4.25m x 2.09m (13'11" x 6'10") max. dimensions*
Sitting Room	*5m x 2.93m (16'5" x 9'7") max. dimensions*
Bedroom 1	*2.91m x 3.73m (9'7" x 12'3")*

- 2 Bedroom Detached Cottage
- Spacious Lounge with Vaulted Ceiling
- LPG Central Heating with Underfloor
- Large Gardens & Decking
- Ample Off-Road Parking
- Rural Country Location
- Close to Beaumaris






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