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Bryn Mor, Penmon, Beaumaris, Isle of Anglesey, LL58 8SH

Offers Over: £535,000

EPC Rating: D

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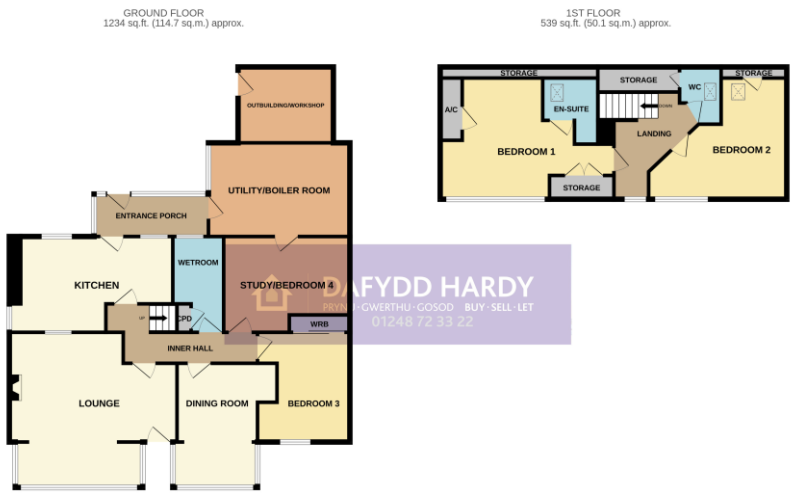
Summary

Perched on a gentle sloping hillside within the picturesque rural hamlet of Penmon on the beautiful Isle of Anglesey is this appealing Semi Detached Cottage, enjoying a slightly elevated stance whilst commanding a superb southerly aspect with the most incredible views across to the Menai Strait and Conwy bay to the magnificent Eryri/Snowdonia mountain range on the mainland – it's not everyday you get the opportunity to find a home with such a spectacular outlook, something which can be enjoyed throughout the seasons, watching the landscape transform from the orange hues of the sunrise to the brilliant blues of the sky and sea to the relaxing shades of the surrounding countryside. Now that's tempting isn't it! A further highlight is that Bryn Mor stands within a generous plot of landscaped gardens, being home to an eclectic and varied range of plant, trees and shrubs (something the owner will be only too happy to share details of), creating a refreshing splash of colour whilst also proving to be a natural haven for wildlife (birds and mammals) – we can personally attest to seeing a red squirrel play on the lawn during our visit! Complementing the gardens are 2 decent sized Garages, a lean-to greenhouse (south facing), timber summerhouse and a useful stone built outbuilding/workshop. The property is far more spacious than initial appearances would suggest. The property benefits from several period pine panelled doors. There are two reception rooms both with panoramic bay windows with the lounge enjoying the comforts of an inset multi-fuel stove, the kitchen is also of a decent size and feature quality fitted units with a built-in double oven and hob. There's a ground floor bedroom plus a large study which could easily function as a 4th bedroom if so desired as well as a modern wetroom. Located adjacent to the entrance porch is a most useful utility room which is spacious enough to be used for additional storage or suchlike. A further 2 bedrooms reside on the first floor, both having dormer windows and offering exceptional views of course! Here also you'll find an en-suite to the main bedroom with bath and overhead shower, ample storage and a useful WC and washbasin on the landing.

Expanding a little more on the outside space – both garages come fitted with power/light as does the outbuilding/workshop and summerhouse, something no doubt youngsters will enjoy. Also, tucked away behind the garages is a thriving vegetable plot and the gated driveway provides plenty of off road parking. So in a nutshell, Bryn Mor enjoys the perfect environment of a peaceful countryside setting with enviable views and landscaped gardens to sooth the soul. The peaceful hamlet of Penmon is situated in a country setting close to the shoreline, towards the south eastern tip of the Isle of Anglesey with the fabulous Black Point Lighthouse and Puffin Island just a short distance away. Within roughly 1 mile lies the village of Llangoed which has local amenities of a convenience store and primary school with a greater range of services available in Beaumaris and Menai Bridge. The historic town of Beaumaris boasts a castle dating back to 1295 and a Victorian pier and promenade. Here you'll also find quaint streets to explore and a wide variety of independent shops, taverns, restaurants, art galleries and antique outlets. The countryside within the vicinity is dotted with public footpaths including the Anglesey coastal path, allowing for opportunities to explore the scenic coastline and fabulous scenery.

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping left, follow Holyhead Road (A5) towards Menai Bridge. Proceed over the suspension bridge, taking the second exit at the roundabout (A545) towards the centre of Menai Bridge and onwards in the direction of Beaumaris. Proceed through Beaumaris and just before reaching Llangoed, turn right signposted Penmon. Follow this road for exactly 1.2 miles turning left signposted Penmon Village/Caim. Continue on this road up the hill taking the next turning on your right (triangular patch of grass in road centre) and proceed for approximately 120 yards where you'll find the property on your right hand side. **https://what3words.com/opened.toolbar.intrigues**



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

Oil 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: D. See EPC report for full information.













Rear Entrance Porch	*3.80m x 1.42m (12'6" x 4'8")*
Kitchen	*5.06m x 3.17m (16'7" x 10'5") Max dimensions.*
Utility/Boiler Room	*4.69m x 3.11m (15'5" x 10'2")*
Inner Hall	
Lounge	*5.57m x 5.14m (18'3" x 16'10") Max dimensions.*
Dining Room	*2.67m x 4.09m (8'9" x 13'5")*
Bedroom 3	*3.04m x 3.63m (10' x 11'11") Max dimensions.*
Study/Bedroom 4	*4.17m x 3.20m (13'8" x 10'6") Max dimensions.*
Landing	
WC	
Bedroom 1	*4.43m x 4.01m (14'6" x 13'2") Max dimensions.*
En-suite	
Bedroom 2	*4.61m x 4.40m (15'1" x 14'5") Max: irregular shaped room.*
Outbuilding/Workshop	*3.15m x 2.52m (10'4" x 8'3")*
Garage 1	*4.00m x 5.17m (13'1" x 17')*
Garage 2	*3.14m x 5.16m (10'4" x 16'11")*
Summer House	*2.75m x 2.75m (9' x 9')*

- A Decidedly Spacious 2 Storey Semi Detached Cottage
- Splendid Location With Exceptional Sea & Mountain Views
- Situated Within A Picturesque Rural Village Setting
- 3-4 Bedrooms, Wetroom, En-suite & Additional WC
- 2 Reception Rooms – Lounge With Multi-fuel Stove
- Oil Central Heating & Predominantly uPVC Double Glazed
- Just A Short Walk From The Menai Strait & Cynlais Beach
- Generous South Facing & Well-Stocked Landscaped Gardens
- 2 Spacious Detached Garages & Ample Private Parking
- Useful Outbuilding/Workshop, Greenhouse & Summerhouse






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