DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



Goleufryn, Llangoed, Beaumaris, Isle of Anglesey, LL58 8PH

Offers Over: £500,000

EPC Rating: D

Goleufryn, Llangoed, Beaumaris, Isle of Anglesey, LL58 8PH

Summary

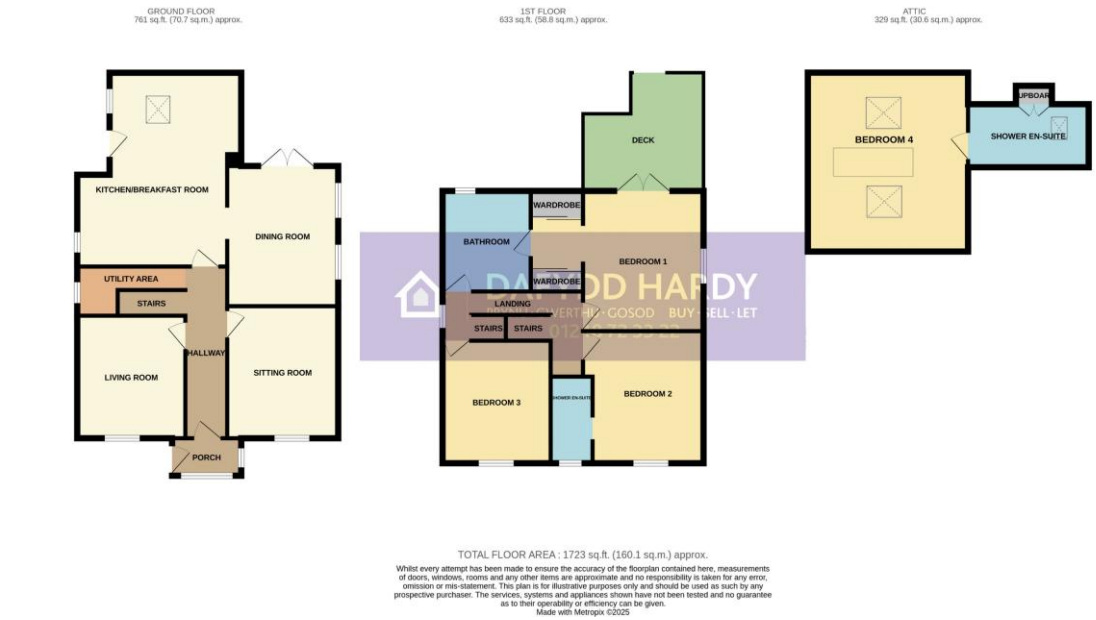
Goleufryn is a handsome, stone-fronted period home enjoying far-reaching countryside and sea views on Anglesey's eastern coastline. Blending character detail with modern comforts, the accommodation extends to approx. 1,723 sq ft and flows from a welcoming hallway to two reception rooms, a cosy living room with wood-burning stove and a separate sitting/reading room with feature open fireplace, together with a bright dining room currently arranged for eight. The heart of the home is the kitchen/breakfast room, fitted with an electric oven, induction hob and dishwasher, warmed by a second wood-burner and flooded with light from the skylight, with an understairs utility area. The property benefits from sea views from all main rooms. On the first floor, the primary bedroom enjoys a dressing area with built-in wardrobes and patio doors opening to a private deck that links to the top garden, and shares a stylish Jack-and-Jill bathroom featuring a freestanding claw-foot bath and walk-in shower; two further bedrooms sit on this level, one with its own en-suite shower room. The second floor presents a charming attic bedroom within the eaves, also with an en-suite shower room and skylights for excellent natural light. Outside, established front and rear gardens provide generous lawns, patios and a deck with glass balustrade, complemented by an orangery, off-road parking and a detached garage. Oil central heating and uPVC double glazing are installed. The property has private access via a gate at the top of the garden to Mariandyrys Nature Reserve, as well as a footpath opposite the house that leads down to Fedw Fawr (National Trust) and White Beach, while historic Beaumaris, with its renowned castle, independent shops, galleries, cafés and restaurants, is a short drive away.

If you're looking for a modern characterful home, with sea views and within a short drive of amenities, you'll want to be looking at this one.

Directions

From Menai Bridge follow the coast road to Beauamaris, proceed through the town and continue for approximately 2.5 miles into the village of Llangoed. Proceed down the hill then turn left signposted Glanrafon and continue for approximately 1 mile. Having passed through the hamlet of houses, continue past the entrance to Hen Efail, where the property will be found on your left hand side after approx. 300 yards.

What3Words: confronts.extensive.tadpoles



Services

We are informed by the seller this property benefits from Mains Water, 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 F.

Energy Performance Rating

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













Porch	*1.08m x 1.96m (3'7" x 6'5") max. dimensions*
Hallway	
Living Room	*3.1m x 3.53m (10'2" x 11'7") max. dimensions*
Sitting Room	*3.8m x 3.18m (12'6" x 10'5") max. dimensions*
Utility Area	
Dining Room	*4.03m x 3.46m (13'3" x 11'4") max. dimensions*
Kitchen/Breakfast Room	*5.57m x 4.39m (18'3" x 14'5") max. dimensions*
First Floor Landing	
Bedroom 1	*3.48m x 4.08m (11'5" x 13'5") max. dimensions (excluding dressing area)*
Bathroom	*2.51m x 2.92m (8'3" x 9'7") max. dimensions*
Bedroom 2	*3.75m x 3.16m (12'4" x 10'4") max. dimensions*
Shower En-Suite	*1.21m x 2.49m (4' x 8'2") max. dimensions*
Bedroom 3	*3.12m x 3.54m (10'3" x 11'7") max. dimensions*
Second Floor	
Bedroom 4	*5.15m x 4.61m (16'11" x 15'1") max. dimensions (sloping ceiling)*
Shower En-Suite	*3.47m x 1.81m (11'5" x 5'11")*

- Characterful Home with Sea Views
- 4/5 Bedrooms with 3 En-Suite
- Modernised Interiors
- Two Log Burning Stoves
- Living Room, Sitting Room & Dining Room
- Kitchen with Sizable Dining Area
- Oil Central Heating & uPVC Double Glazing
- Lawn Gardens with Mature Plants & Orangery
- Stunning Panoramic Sea Views
- Ample Off Road Parking & Garage






Disclaimer
Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where 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. Floorplans made with Metropix ©2007.