Llwynpenddu Uchaf
Llanllechid

Dafydd Hardy

Coast & Country

Llwynpenddu Uchaf



Llwynpenddu Uchaf stands in a splendid rural location on the edge of the community of Llanllechid, surrounded by miles of open countryside plus the dramatic backdrop of the Eryri/Snowdonia mountains whilst enjoying glimpses of the Menai Strait from some of the rooms located on the upper level.

Standing within the boundaries of the Eryri/Snowdonia National Park, the rural location is what makes this fine property such an exciting purchase in essence, you are getting three houses in one – firstly there's the main dwelling plus two additional attached holiday let dwellings, making this a superb ready-made investment opportunity with owners accommodation that's ideally suited to a family. Standing on a generous plot ensures there's plenty of outdoor space to enjoy too. All the more appealing is the fact that all the fixtures, fittings and furniture to the holiday lets can be included, enabling you to hit the ground running! In addition is a more recently built outbuilding which is utilised as a gymnasium and comes complete with shower room.

The dwellings are of stone build construction with the main house having been extended somewhat to the rear in the past and all offer much originality, charm and character whilst being sympathetically modernised throughout. All dwellings are fitted with uPVC/timber double glazing. LPG central heating serves the main house with oil/under-floor central heating to the holiday lets.



Starting with the main house, there's certainly a room for all occasions that's for sure, the lounge having an impressive inglenook fireplace housing a multifuel stove whilst the generous kitchen/dining room can cater handsomely come family gatherings and mealtimes. This room enjoys a triple aspect (benefitting from its south facing aspect) with patio doors opening to the garden to the rear.



The kitchen units feature solid granite worktops, a Belfast sink and a built-in oven, 5 ring gas hob, extractor and fridge. There's also a useful WC/utility on the ground floor and a sizeable games room which could function as a fourth bedroom if so desired. 3 decent sized bedrooms reside on the first floor served by a 4 piece suite bathroom whilst there a most spacious storage space too.





Moving to the two attached dwellings (Beudy Mawr and Beaudy Bach) and whilst they may be similar in many respects, they each have their own merits and appeal. Judging by their names, it would appear that they were barns in a former life with one being larger than the other. They both have high vaulted beamed ceilings and ooze charm and individuality throughout. The larger of the two has a large mezzanine which doubles up as an additional bedroom space. Both kitchens feature built in ovens/hobs and fully tiled shower/wetrooms.

Located adjacent to Beudy Bach is a fully functioning outbuilding which is utilised as a gymnasium, enjoying a triple aspect and complete with bi-folding doors, shower room and utility. Located either side of this outbuilding are timber decked patios.

Externally, the driveway meanders to the property culminating in ample space for parking to the front and side. The rear section of garden has been landscaped in the past consisting of tiered slate flagged patios (plus the decked areas mentioned above). Next to the main dwelling is a spacious grassed area complete with pond. The garden beyond consists of a vegetable garden complete with greenhouse and potting/tool shed plus a further grassed area.

The property is located just under 2 miles from Llanllechid where you'll find a useful village store, public house and primary school. The larger neighbouring village of Bethesda offers a more comprehensive selection of goods and services. The university city of Bangor is located some 5 miles distant and the A55 expressway just under 1½ miles, allowing rapid travel across the Isle of Anglesey and eastbound towards Chester.















DIRECTIONS

From our Bangor office, follow the old A5 out of the city along Beach Road heading in the direction of Betws Y Coed/Bethesda. Just before you reach Bethesda, turn left at the Bryn Bella crossroads signposted Rachub and on reaching the village of Rachub, turn left by the pub into the village square and follow this road through Llanllechid for approximately 0.7 mile and where the road forks, take the turning on your right. Follow this lane for another 0.7 mile taking the farm track on your right hand side. After some distance you'll see the property's place name pointing right. Proceed over the cattle grid onto the drive which will lead you directly to the property.

https://what3words.com/miracles.reported.vies







Property Features

Llwynpenddu Uchaf – Main Dwelling

Lounge	2.68m x 4.68m (8'10" x 15'4")
Reading Room	1.99m x 2.70m (6'6" x 8'10")
Wc/Utility	1.98m x 1.87m (6'6" x 6'2")
Kitchen/Dining Room	7.06m x 3.38m (23'2" x 11'1")
Games Room/Bed 4	2.63m x 6.58m (8'8" x 21'7") Max
Landing	
Bedroom 1	2.53m x 5.05m (8'4" x 16'7") Max
Bedroom 2	3.85m x 2.88m (12'8" x 9'5") Max
Bedroom 3	2.47m x 4.35m (8'1" x 14'3")
Bathroom	

Beudy Mawr – Annex 1

Kitchen Area	3.72m x 2.46m (12'2" x 8'1")
Living Room/Bedroom	7.31m x 4.24m (24' x 13'11") Max
Shower/Wetroom	
Mezzanine Bedroom	6.91m x 4.03m (22'8" x 13'3")

Beudy Bach – Annexe 2

Kitchen Area	3.56m x 1.64m (11'8" x 5'5")
Living Room/Bedroom	4.94m x 4.13m (16'2" x 13'7") Max
Shower/Wetroom	
Outbuilding/Gymnasium	4.31m x 5.26m (14'2" x 17'3")
Utility/Hall	
Shower Room	

GROUND FLOOR
1829 sq.ft. (169.9 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.7 sq.m.) approx.

DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET
01248 72 33 22



TOTAL FLOOR AREA : 2806 sq.ft. (260.7 sq.m.) approx.

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.
Made with Metropix ©2026

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.






Tenure / Heating / Services

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

We are informed by the seller this property benefits from Mains Water, Electricity, and Private Drainage. Main Property: LPG Central Heating. Cottages: Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).
Ofcom checker suggests broadband is available, and outdoor mobile coverage is likely.

AGENTS NOTE

We have been informed by the vendor that the property contributes towards the shared access road, which is also used by farmers.

EPC Band: D, E & E – Council Tax Band: D

Llwynpenddu Uchaf, Llanllechid, Bangor, Gwynedd LL57 3LL

01248 371212

www.DafyddHardy.co.uk/cc