



DAFYDD HARDY
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Straits View, Penmon, Anglesey LL58 8RN

Guide Price: £350,000

EPC Band TBC

A 2 Storey 2 Bedroomed Residence forming part of an exciting new development of exclusive dwellings currently in the process of full restoration within the rural hamlet of Penmon, being located just yards from the scenic Menai Strait foreshore with the magnificent backdrop of the Snowdonia Mountains. This appealing home is presented in an unconventional upside-down layout with the main living space on the first floor, simply to take advantage of the views on offer towards the Menai Strait and Snowdonia. There's a lovely mix of old and new here with a vaulted ceiling, exposed beams and deep slate window sills. There's under-floor heating on the ground floor and electric convection to first floor. Fully equipped quality kitchen with granite worktops and nice touches throughout.

There are several homes on offer of 2, 3, 4 bedrooms to suit, many of which are former barns and outbuildings, the main dwelling being Grade II Listed and offering exceptional originality and character, something which the reputable developer is keen to preserve and highlight. The interiors (some coming to completion) are/will be finished and presented to a particularly high standard throughout with a keen sense of quality and attention to detail being paramount.

In 1847 Lleiniog was a substantial farm of over 90 Acres (36.43 Hectares), which formed part of the estate of the Right Honourable Lord Dinorben, farmed and occupied by Owen Jones and his family. As mentioned, the associated farm-buildings are now being converted. It's listed as a substantially sub-medieval house with significant surviving interior detail, the outbuilding also display much originality. Of interest is that the name Lleiniog first appears in the historical record in association with the medieval Castle Lleiniog or Aber Lleiniog, of which the ruins survive some 500m to the west of the present house or Plas.

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, post office, public house and primary school with a greater range of services available in Beaumaris and Menai Bridge. From higher ground, the views towards the bay of Conwy and the Snowdonia mountains is quite dramatic. The historic town of Beaumaris boasts a castle dating back to 1295, a Victorian pier and promenade. You will 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 fine coastline and fabulous scenery.

Outside

To the front is a smartly arranged forecourt patio garden with authentic railings to the border.

Accommodation & Amenities

- Unique Upside-Down Residence
- 2 Bedrooms, Bathroom & Shower Room
- Fully Equipped Quality Kitchen
- Under-floor & Electric Heating
- Vaulted Ceiling To First Floor With Views
- Double Glazing Throughout
- Located On An Exciting New Development
- Located just A Short Walk From The Menai Strait
- Enquire For More Information

Kitchen	2.30m x 3.68m (7'7" x 12'1")
Utility Cupboard	1.24m x 1.22m (4'1" x 4')
Bedroom 2	2.92m x 3.65m (9'7" x 12')
Bathroom	
First Floor	
Living Room	5.33m x 4.13m (17'6" x 13'7")
Bedroom 1	2.62m x 2.95m (8'7" x 9'8")
Shower Room	

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 left signposted Penmon. Follow this road for just under a mile where you will find the site on your left hand side.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating

Underfloor & Electric Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

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







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