



**DAFYDD HARDY**

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**Plot 1, Lleiniog Barns, Penmon, Anglesey LL58 8RN**

**Asking Price: £700,000**

**EPC Band TBC**



A 4 Bedroomed Detached Stone Cottage 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. Mixing authentic cottage appeal and a contemporary feel you get a home with modern under-floor heating throughout and character features such as exposed stone and wooden beams. Touring the property you are welcomed in by the quality fully equipped Kitchen with tiled flooring, granite worktops, navy units with rose gold coloured handles, Siemens appliances such as a ceramic hob with extractor, dish washer, tower fridge, tower freezer, wine fridge, double oven and a warming draw. If that wasn't impressive enough, there is a Quooker boiling water tap and a separate island unit with electric sockets and breakfast bar. Leading off from the kitchen and further into the house there will a fully tiled Shower Room, 2 Double Bedrooms, with the Primary Bedroom benefitting from fully tiled En-Suite Shower Room with a double shower. Upstairs there are an additional 2 Double Bedrooms, both with incredible views over the Menai Straight and surrounding mountains, as well as a fully tiled Shower Room. The outside of the property is just as amazing, with a sizeable patio from where you can enjoy those lovely views, a good sized lawn with 2 small trees to add a little colour and a big off-road parking area.

<b>Open Plan Kitchen/Lounge/Diner</b>	7.64m x 9.31m (25'1" x 30'7")
<b>Bathroom</b>	2.4m x 2.2m (7'10" x 7'3")
<b>Utility Room</b>	1.23m x 1.93 (4' x 1.93)
<b>Bedroom 3</b>	4.67m x 2.79m (15'4" x 9'2")
<b>Bedroom 1</b>	3.95m x 5.06m (13' x 16'7")
<b>Shower En-Suite</b>	1.96m x 1.84m (6'5" x 6')
<b>Landing</b>	
<b>Bedroom 4</b>	
<b>Shower Room</b>	
<b>Bedroom 2</b>	

#### Outside

Starting with the flagstone patio that is a great spot to sit and relax of an evening and enjoy the view of the Sea and Snowdonia's beautiful mountains, the garden then leads on to the impressive lawn which is separated into two parts by a gravelled pathway and completing the garden is the gravelled off-road parking area that will provide plenty of space for multiple cars.



#### Accommodation & Amenities

- Detached Stone Cottage
- 4 Bedrooms
- 3 Shower Rooms
- Fully Equipped Quality Kitchen
- Under-Floor Heating
- Sea and Mountain Views
- Off-Road Parking for Multiple Cars
- Double Glazing throughout with Oil Central Heating

#### 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

Under-Floor Heating. The agent has tested no services, appliances or central heating system (if any).

#### Tenure

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

The property has not yet been issued with a council tax band.

#### Agents Note

On the first floor the floorplan is only a guide as the property is yet to be completed and it is provided for illustration purposes only. This is how the developers intended completed layout of the first floor, detailed project plans will be provided on request.









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