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Plot H, Lleiniog Barns, Penmon, Anglesey LL58 8RN

Asking Price: £700,000

EPC Band TBC

A 3 Bedroomed End Terrace 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 Sun Room, which is not only bright with tiled flooring, it also provides an amazing place to admire the beautiful scenery whilst staying warm and dry inside. Leading from the sun Room is the quality fully equipped Kitchen with tiled flooring, granite worktops, navy units with rose gold coloured handles, integrated 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, to complete the kitchen there is a picture window from which you can appreciate those mountain views. Once you're able to pull yourself away from the kitchen, you will find a small Utility Room just off from the kitchen and further into the house there will be a fully tiled Family Bathroom with a heated rail, 3 Double Bedrooms, 2 of which benefit from fully tiled En-Suite Shower Rooms. The Primary Bedroom is not only a generous size but also features wooden beams and a partially exposed stone wall. If the inside of the property wasn't enough to make up your mind, the outside is just as incredible. This garden has it all, a sizeable patio from which you can soak in the delightful views, a manageable lawn and a big section for off-road parking, what more could you ask for?

Sun Room	3.66m x 4.8m (12' x 15'9")
Kitchen	8.99m x 4.91m (29'6" x 16'1")
Utility Room	1.58m x 2.93m (5'2" x 9'7")
Hallway	
Bathroom	1.57m x 1.67m (5'2" x 5'6")
Bedroom 3	2.88m x 3.03m (9'5" x 9'11")
Hallway	
Bedroom 2	3.43m x 2.84m (11'3" x 9'4")
En-Suite	
Bedroom 1	4.65m x 5.09m (15'3" x 16'8")
En-Suite	

Outside

Starting with the location that maximises your ability to gaze over the views of the Menai Strait and Snowdonia Mountains, the flagstone patio, which features outdoor socket lights, will be ideal for hosting the best of your families barbeques. Leading down from the patio are flagstone steps that take you to the lower part of the garden, with a stretching lawn, a gravelled pathway and an impressive gravelled off-road parking area that will provide plenty of space for multiple cars.

Accommodation & Amenities

- Authentic End Terrace Cottage
- 3 Bedrooms
- 2 En-suite Shower Rooms and 1 Family Bathroom
- 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

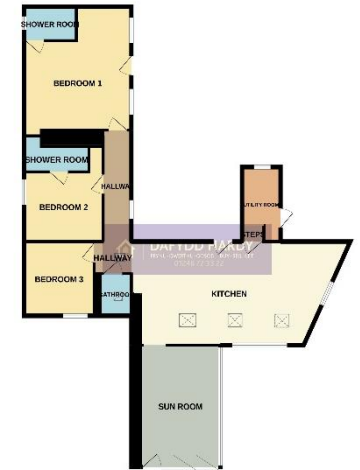
Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

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

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

GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.







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