



**DAFYDD HARDY**

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

Asking Price: £685,000

EPC Band: C

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 be a fully tiled Shower Room, 2 Double Bedrooms, with the Primary Bedroom benefiting 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 Strait and surrounding mountains, as well as a fully tiled En-suite Bathroom to one bedroom and a separate shower and WC in the other. 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>Utility Room</b>	1.07m x 2.17m (3'6" x 7'1")
<b>Open Plan Kitchen/Lounge/Diner</b>	7.67m x 9.45m (25'2" x 31') max.
<b>Bedroom 3</b>	3.94m x 5.61m (12'11" x 18'5") max.
<b>En-Suite Shower</b>	1.95m x 1.84m (6'5" x 6') max.
<b>Bedroom 4</b>	4.61m x 2.83m (15'1" x 9'3") max.
<b>Shower Room</b>	2.4m x 2.19m (7'10" x 7'2") max.
<b>Landing</b>	
<b>Cupboard</b>	
<b>Bedroom 2</b>	6.09m x 4.55m (20' x 14'11") max.
<b>WC</b>	
<b>Shower</b>	
<b>Eaves Storage</b>	
<b>Bedroom 1</b>	7.1m x 5.09m (23'4" x 16'8") max.
<b>Bathroom</b>	2.1m x 1.95m (6'11" x 6'5")
<b>Eaves Storage</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.

#### 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 Llangloed, 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.

#### Agents Note

Due to planning, this property is restricted and cannot be someone's "main/sole residence" meaning it cannot be your primary home.

#### Accommodation & Amenities

- Luxury Detached Stone Cottage
- 4 Bedrooms with 2 En-Suite
- Fully Equipped Quality Navy Kitchen
- Under-Floor Heating with Tiled Flooring
- Impressive Menai Strait and Mountain Views
- Off-Road Parking for Multiple Cars
- Luscious Lawn & Expansive Patio Area





GROUND FLOOR  
1379 sq.ft. (128.1 sq.m.) approx.

1ST FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



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