



DAFYDD HARDY
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Llety'r Buarth (Plot K), Lleiniog Barns, Penmon, Anglesey LL58 8RN

Asking Price: £370,000

EPC Band D

Beautifully restored and sympathetically modernised is this End Terrace 2 Bedroomed Cottage (former barn) forming part of an exciting development of exclusive dwellings currently undergoing 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 attractive dwelling has authentic cottage appeal with a welcome contemporary feel. There's under-floor heating on the ground floor (standard radiators to first floor) and from the upper level are fine views of the Menai Strait and the Snowdonia mountains beyond. The interior is finished and presented to a particularly high standard, the attention to detail noteworthy and paramount to the overall feel. The cottage comes fully equipped with a quality kitchen with solid quartz worktops, built-in double oven, hob with extractor, dishwasher, fridge/freezer and wine chiller. Externally, there's a paved patio garden, 2 private parking spaces and a most useful attached Garage. Benefiting from double glazing and LPG central heating, the accommodation briefly comprises: Kitchen/Dining Room, Lounge, Bathroom, Landing and 2 Bedrooms.

In 1847 Lleiniog was a substantial farm of over 90 Acres (36.43 Hectares), forming part of the estate of the Right Honourable Lord Dinorben, farmed and occupied by Owen Jones and his family. The main dwelling is listed as a substantially sub-medieval house with significant surviving interior detail, the outbuildings also displaying much originality. The name Lleiniog first appears in the historical record in association with the medieval Castle Lleiniog or Aber Lleiniog, the ruins of which survive some 500m to the west of the present house.

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.

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

Kitchen/Diner	3.51m x 5.19m (11'6" x 17')
Lounge	4.42m x 3.11m (14'6" x 10'2")
Bathroom	2.26m x 2.30m (7'5" x 7'7") max. dimensions
Upstairs Landing	
Bedroom 1	3.24m x 4.99m (10'8" x 16'4")
Bedroom 2	3.67m x 4.51m (12' x 14'10")
Garage	3.40m x 5.10m (11'2" x 16'9")

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. <https://what3words.com/negotiators.rebel.plump>

Services

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

Heating

LPG 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. Council tax for this properties has yet been set.

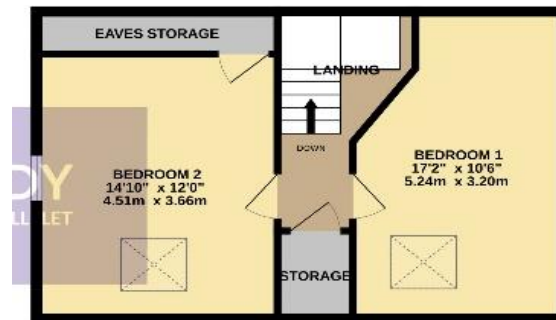
- Superbly Restored End Terrace Cottage
- 2 Bedrooms & Contemporary Bathroom
- Fully Equipped Kitchen with Quartz Worktops & Appliances
- LPG Central Heating (Under-floor To Ground Floor)
- Double Glazing Throughout
- Positioned On an Exceptional Development
- Paved Patio Garden & 2 Private Parking Spaces
- Attached Stone Built Garage, Perfect for Storage
- Located Just a Short Walk From The Menai Strait
- Magnificent Backdrop of The Snowdonia Mountains
- CMLC 10 Year Warranty





GROUND FLOOR

1ST FLOOR



Disclaimer

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