



DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

Gwel Y Gogarth (Plot N), Lleiniog Barns, Penmon, Anglesey, LL58 8RN

Asking Price: £695,000

EPC Band D

Offering something a little bit different with a real sense of space is this superbly rebuilt/restored 3 Bedroomed Barn Conversion, offering practical, contemporary accommodation. This property forms 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. The stunning interior, offers an eye-catching main living area with vaulted ceiling and numerous roof-lights to maximise the sense of light and space whilst providing fine views of the Menai Strait and the Snowdonia mountains beyond. The interior finished and presented to a very high standard, the attention to detail noteworthy and paramount to the overall feel. There's even the practicality of a utility room off the kitchen area. There's under-floor heating throughout. The residence comes fully equipped with a quality hi-spec kitchen with solid quartz worktops, built-in double oven, hob with extractor, dishwasher, fridge/freezer and wine chiller whilst all bathroom facilities come fitted with stylish suites. Externally, there's a spacious forecourt offering private parking and a paved patio area. Benefiting from double glazing and LPG central heating, the accommodation briefly comprises: Porch/Entrance Hall, Open-plan Lounge/Kitchen/Dining Room, Utility Room, 3 Bedrooms, 2 En-suites and Shower Room.

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.

Entrance Hall	
Lounge/Kitchen/Dining Room	11.57m x 6.43m (38' x 21'1") max. dimensions
Utility Room	2.22m x 2.97m (7'3" x 9'9") max. dimensions
Hall	
Bedroom 1	5.12m x 5.48m (16'10" x 18') max. dimensions
En-suite	
Bedroom 2	3.18m x 3.61m (10'5" x 11'10")
En-suite	
Bedroom 3	2.66m x 4.91m (8'9" x 16'1")
Shower Room	2.81m x 1.55m (9'3" x 5'1")

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/cookie.tape.turned>

Services

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

Heating

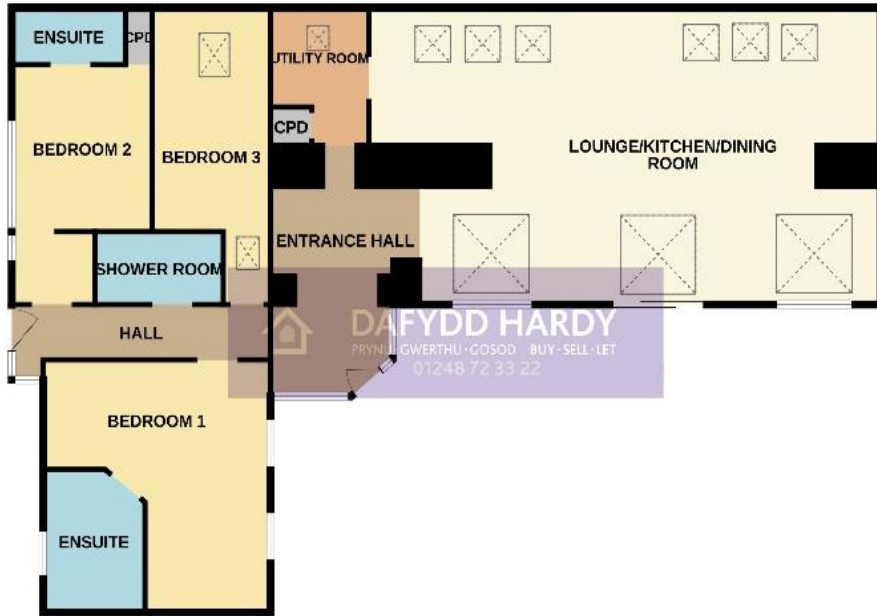
LPG Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title. Council tax band has not yet been set for this property.

- Stunning Rebuilt/Renovated Barn Conversion
- Superbly Spacious & Contemporary Interior
- 3 Bedrooms, Shower Room & 2 En-suites
- Outstanding Open-plan Lounge/Dining/Kitchen
- Fully Equipped Kitchen with Quartz Worktops
- LPG Central Heating (Under-floor Throughout)
- Double Glazing with Impressive Sliding Patio Doors
- Patio Garden & Ample Private Parking
- Located Just a Short Walk from the Menai Strait
- CMLC 10 Year Warranty
- Magnificent Backdrop of The Snowdonia Mountains





Disclaimer
 Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.