



Carreg Gam, Llanrhwydrus, Amlwch, Isle Of Anglesey, LL68 OSP

môn
properties

Price: £520,000

- Escape To The Country-Pretty Detached House / Approx. 10 Acres
- Full of Charm, Character & Many Original Features
- 3 Bedrooms; Lounge With Wood Burner; Kitchen/Diner
- Private Driveway; Lovely Gardens & Grounds; Orchard & Stream
- Attached Stone Building / Haybarn/ Workshop
- Night Storage Heating / PVCu Double Glazing
- Tremendous Views
- EPC – D





Description

An opportunity to escape to the country and acquire this pretty detached property with 10 acres or thereabouts, set amongst rolling countryside with wide views and even distant sea views. Full of charm, character and many original features. Approached via its own private drive with lovely gardens and grounds. Potential for extension by conversion of adjoining outbuildings (subject to consents) and set in its own land of pasture/grazing with orchard, wooded area, spring/stream and an abundance of flora and fauna. Located to the North West of Anglesey about 2-5 miles from the coast, renowned coastal walk, Cemlyn nature reserve, and the attractive seaside/harbour village of Cemaes Bay.

Accommodation –

Entrance Porch 4' 0" x 2' 10" (1.22m x 0.86m)

Timber floorboards

Character Lounge 17' 6" x 14' 3" (5.33m x 4.34m)

Large inglenook fireplace with multi fuel room heater, exposed beams, timber floor board finish, 2 double glazed windows, night storage heater, under stairs cupboard and original built in wall cupboard

Open Inner Hall

Spindled staircase to first floor



Rear Hall 5' 7" x 3' 6" (1.70m x 1.07m)

Double glazed external door to rear, quarry tiled floor, exposed beams

Cloakroom 5' 6" x 4' 7" (1.68m x 1.40m)

Wash-hand basin, low level w.c., double glazed window, exposed beams, quarry tiled floor

Ground Floor Bedroom 3 10' 6" x 7' 8" (3.20m x 2.34m) inc. depth of wardrobes

Wardrobe, built in wardrobe, double glazed window, night storage heater, exposed beams



Kitchen/Diner 15' 3" x 10' 0" (4.64m x 3.05m)

Kitchen area with u-shaped range of fitted base units inc. worktops and peninsular/room divider with worktops and inset single drainer sink unit, plumbing for appliances, double glazed window open to dining area with night storage heater and sliding double glazed patio doors to front garden



First Floor Landing 5' 10" x 3' 4" (1.78m x 1.02m)

Loft access

Bedroom 1 12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window, built in cupboards

Bedroom 2 11' 1" x 9' 10" (3.38m x 2.99m) inc. depth of wardrobes

Wardrobes, built in airing cupboard and hot water cylinder, double glazed window



Bathroom

Refitted with white 3 piece suite comprising corner spa bath with in-bath electric shower and side screen, wash hand basin, low level w.c., double glazed window, fully tiled walls and tiled floor

Exterior -

Land

Set in the middle of its own land of approximately 10 acres or thereabouts of grazing, paddocks, wooded areas and gardens

Attached Stone Outbuildings 41' 0" x 16' 0" (12.49m x 4.87m) - ext Divided into 2 main sections 25' x 12' and 12' x 12 with a cog loft over the second section. Entrance from main section to former haybarn

Haybarn 18' 0" x 14' 0" (5.48m x 4.26m)

Set out as a workshop with rear door and double glazed window



Facilities: Electric Economy 7 Night Storage Heating and Solar Panels; PVCu Double Glazing

Services - Mains Water Electricity and Private Septic Tank Drainage

PLEASE NOTE: the Sellers have advised the Agent that, under a grant scheme, the energy efficiency has been upgraded with the installation of 6 new Solar Panels (Capacity 2.04kw) and upgraded night storage heaters/blow heater under an Economy 7 tariff with 230v daytime boost facility which has taken the EPC rating from F to D

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EPC – D

Tenure - Freehold

Council Tax Band: E



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