



Haulfryn, Maes Ednyfed, Amlwch Port,  
Amlwch, Isle Of Anglesey, LL68 9HJ



## Price: £450,000

- Stunning Luxury New Home – Ready Autumn
- High End Finishes and Fittings Throughout
- Breathtaking Open Plan Kitchen and Lounge
- Sliding doors to patio and gardens
- 10 Year Warranty – EPC B

- Sea views from first floor
- Nearby Pretty Harbour and Quayside
- 5 Bedrooms, 2 En suites and bathroom
- Living room, cloakroom, utility room
- Gas CH, Upvc D/G, 8 Solar Panels





### **Accommodation - Ground Floor**

Composite double glazed entrance door and side panels to

### **Entrance Hallway** 14' 5" x 6' 3" (4.4m x 1.9m)

Turned spindled staircase to first floor with under stairs cupboard

### **Cloakroom**

Corner vanity unit/sink and wall hung concealed cistern w.c., porcelain tiled floor

### **Front Living Room** 14' 5" x 11' 10" (4.4m x 3.6m)

Attractive deep bay and double glazed windows.

### **Bedroom 5** 11' 3" x 9' 6" (3.4m x 2.9m)

### **En Suite Shower room** 9' 6" x 3' 10" (2.9m x 1.2m)

Measurements to be confirmed. To be well fitted with a quality finish - Having a shower cubicle and electric mira power shower, vanity wash basin and concealed cistern w.c.



### **Stunning Open Plan Kitchen/Diner and Lounge/Garden Room**

28' 3" x 24' 7" (8.6m x 7.5m) reducing to 5.9m

A breath taking room with its sliding doors leading out the rear garden and patio. To be extensively fitted out with a contemporary gloss sandstone high quality range of fitted base and wall units including a large central Island with liner oak timber grain worktops/upstands and inset sink unit. The Kitchen will include 2 eye level NEFF ovens, NEFF induction hob with splashback and extractor canopy. To include integral Hotpoint dishwasher, 2 x 70/30 fridge freezers. Porcelain tiled floors and splashbacks. Vertical panel radiators.

### **Utility room** 9' 7" x 7' 3" (2.913m x 2.213m)

Fully fitted with a range of base and wall cupboards with worktops and sink unit with housing for appliances. Gas combi 40 kw lifestyle central heating boiler, porcelain tiled floor, external door.

### **First Floor Landing**

Airing cupboard and loft access hatch.

### **Master bedroom 4** 12' 9" x 11' 6" (3.895m x 3.5m)

### **En Suite Shower room** 7' 4" x 4' 3" (2.245m x 1.295m)

Having a shower cubicle with mains fed shower, concealed cistern w.c., vanity wash basin, tiled floor and walls.

### **Rear Bedroom 2** 11' 6" x 10' 8" (3.513m x 3.239m)

### **Rear Bedroom 1** 12' 9" x 8' 7" (3.88m x 2.612m)

### **Front Bedroom 3** 12' 9" x 8' 7" (3.888m x 2.612m)

### **Family Bathroom** 10' 8" x 7' 6" (3.239m x 2.294m)

To be finished in high end quality units with a double end bath with side waterfall mixer taps, shower cubicle with mains fed shower, concealed cistern w.c., vanity wash basin, tiled walls and floor

### **Exterior**

Front tarmac drive way leading to a car parking area with room for 3/4 cars and leading to the garage. To the rear will be a very generous turfed garden with a large paved patio area. External power points and 2 cold water taps. There will a central dividing privacy fence, rear and side stone walls with planted laurels for lovely greenery later.

### **Single detached Garage** (5.0m x 2.9m)

With an up and over black door, side personal door, power and light. Low pitched slated roof.

### **Specifications**

Full specification can be obtained via developer The completed house will be finished to a high standard with the purchaser having the ability to request changes or alterations to kitchens and bathroom with agreement from the seller. Any changes will be undertaken after an exchange of contracts, and if not already finished.

Hard wired smoke/heat/co2 detectors and a sprinkler system.

Chrome finished power points to kitchen usb connections to all rooms

Sky/TV connections to all major rooms

Ideal Standard Tesi Porcelain fittings

Bedrooms to have built in wardrobes and sliding doors.

Traditional Cavity walls with natural slate roof with K rendered/spray coated elevations with Nordic Stone relief panel.

### **Reservation -**

To reserve your home a £1000 deposit will be required to be paid to the developer - £500 of which will be non refundable prior to an exchange.

The deposit will be offset from the purchase price.

### **Mains Gas Central heating**

### **Upvc Black Finish Double Glazing**

### **8 Solar PV Panels to roof**

### **Mains Water, Gas, Electric and Drainage**

### **EPC B**

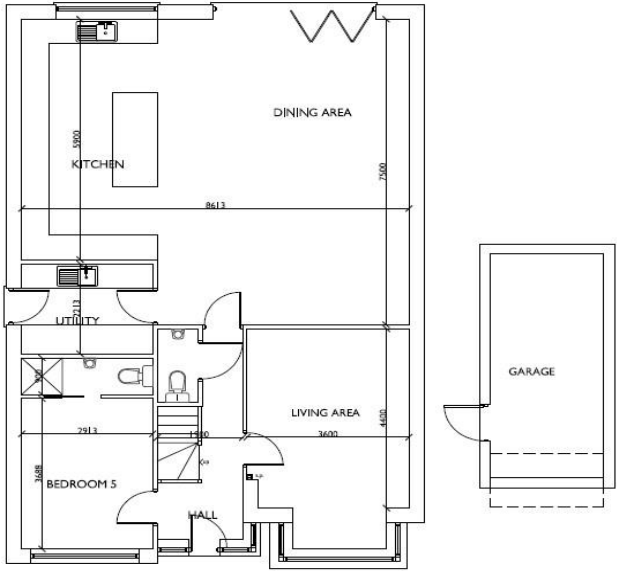
### **Tenure - Freehold**

### **Council Tax – Not yet assessed**

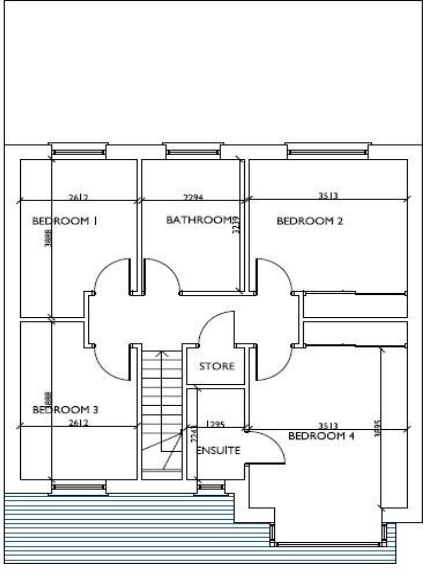
**Please note Some Pictures are of a similar style House built by the developer**



Site Plan



GROUND FLOOR



FIRST FLOOR

