



Ty Lawr , Nr Amlwch, Isle Of Anglesey,
LL68 9ND



Price: OFFERS IN THE REGION OF £425,000

- Truly Individual impressive Country Home
- Tastefully and well presented - Full of Charm
- Beautiful all round country,distant sea views
- 1/4 acre landscaped gardens/grounds
- Oil Central Heating, UPVC Double glazing
- Beamed lounge with multi fuel stove
- Superb Refitted kitchen/diner
- utility room/cloaks, conservatory
- Large landing/study, 2 bedrooms+ views
- Lovely Bathroom, Summer house,





Accommodation - Ground Floor

double glazed door to

Hall

Lounge 12' 10" x 12' 2" (3.9m x 3.7m)

Feature of a recessed fireplace with timber beam, slate hearth and a multi fuel room heater, feature beams, spindled staircase to first floor, radiator, tiled floor, double glazed doors to

Conservatory 10' 2" x 9' 6" (3.1m x 2.9m)

Double doors to gardens/patio.

Kitchen/Diner 11' 2" x 10' 10" (3.4m x 3.3m)

Impressively refitted with polished stone worktops with upstands and a wealth of base and wall units with inset mon bloc sink unit, integral fridge provision for cooker range and overhead canopy/extractor, 3 double glazed windows and external stable style double glazed door, tiled floor, downlighters.

Boiler room/walkin Store 4' 7" x 3' 11" (1.4m x 1.2m)

Floor mounted oil fired central heating boiler, double glazed window, shelving, tiled floor, loft access.

Utility and Cloak room 17' 5" x 5' 11" (5.3m x 1.8m) reducing to 0.6

A well fitted and elongated room with base and wall units with timber worktops, provision for appliances/washing machine, radiator, 3 double glazed windows, downlighters and a Cloakroom with a vanity unit wash basin and close coupled w.c radiator.



First Floor Landing Study area 12' 1" x 9' 1" (3.68m x 2.76m)

A lovely open and bright area with a double glazed window and eye level views to country and sea, spindled balustrade, radiator, exposed beams and pitched ceilings, radiator.

Bedroom 1 12' 2" x 9' 10" (3.7m x 3.0m)

Dormer with double glazed window, radiator, pitched beamed ceilings

Bedroom 2 17' 5" x 5' 11" (5.3m x 1.8m) reducing to 1.6

Split level and used as a dressing room with 2 double glazed windows with views, pitched ceiling with beams, radiator.

Bathroom 6' 11" x 6' 10" (2.10m x 2.08m)

Having been refitted with bath extending into recess with rainfall shower head/electric shower and mixer taps shower attachment. Vanity unit and wash basin, w.c., part tiled walls and tiled floor, downlighters, loft access, extractor unit, double glazed window

Exterior

The property is approached via long private road with a footpath .The grounds are a particularly attractive feature of this imaginative home having been well landscaped and designed to create many interesting areas but with low maintenance foremost. To the front a swing gate and pedestrian gate leads to a large shale forecourt and parking area with room for vehicles/boats/caravan/motorhome etc. There is a raised patio area with a LOG CABIN/SUMMERHOUSE (4.3m x 2.8m) with double doors and fitted out with a kitchen area/hot water heater and a cloakroom - Ideal for overflow summer use and enjoying a evening tippie looking over the surrounding country. There are steps and various paved patio areas , natural rock out crops, variety of shrubs and bushes, with side stepped access to a high level seating area with 360 degree views of country and to sea. To the rear a side gate leads to a enclosed fenced and private courtyard style patio with fuel store, bin store and steps up to a drying area oil tank and timber shed. WORKSHOP (4.2M x 3.1m) With mezzanine store and ladder, double glazed velux, window and door. There is an additional allotment type garden area with 3 sheds a vegetable garden and base for a polytunnel and side gates to grassed lane. There are several light points, external power point and cold water tap.

Facilities - Oil fired central heating, UPVC Double Glazing

Services Mains water electricity and private septic tank drainage

Council Tax Band C Energy Performance Rating E

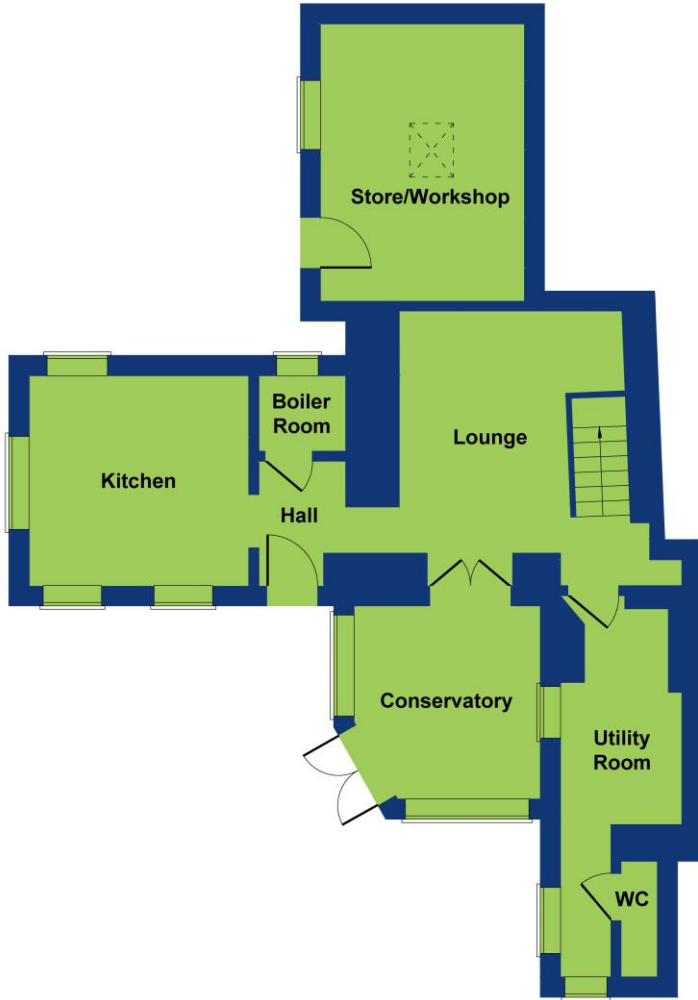
Tenure - Freehold

Directions

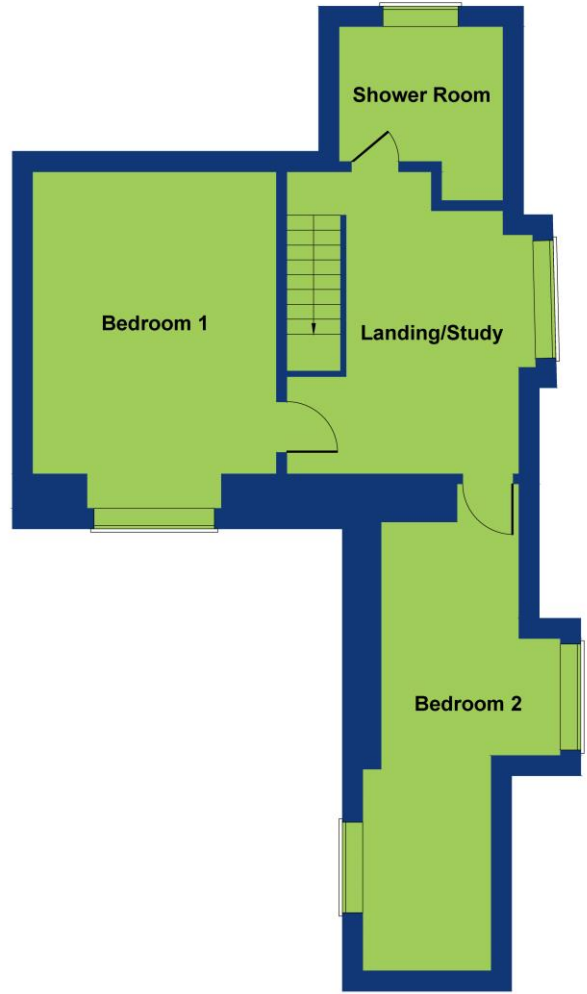
From the B5111 (Llangefni to Amlwch) proceed over the top of Mynydd Parys and past the car park. On the next sharp right hand bend turn right along a tarmac road. Proceed along to a farmhouse on the junction of a stoned road. Turn right follow along to first property on left and turn immediately left down to Ty Lawr.



Ty Lawr Nr Amlwch



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		

