



**BURNELL'S**  
the smarter way to sell

**Pen Y Bont  
Llanddeusant  
Anglesey  
LL65 4AD**

**O.I.R.O.  
£210,000**



**LOUNGE/DINER WITH WOOD BURNING STOVE  
ATTRACTIVE FITTED KITCHEN  
2 BEDROOMS  
SHOWER ROOM/W.C.  
PVCu DOUBLE GLAZING**

**WIFI ENABLED ECOSTRAD IQ CERAMIC  
ELECTRIC RADIATORS  
SMALL PLEASANT COURTYARD  
SEPARATE GARDEN, PARKING & SINGLE GARAGE  
VIEWING STRICTLY BY APPOINTMENT**

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**15/17 Market Street, Holyhead, Anglesey, LL65 1UL**

**Description:** Beautiful, detached cottage situated in the centre of the small popular village of Llanddeusant, home to beautiful Llynnon Mill which has a chocolate factory and donut shop and is within walking distance of the cottage. Llanddeusant is ideally situated being within approx. 7.5 miles of the picturesque coastal village of Cemaes Bay and approx. 3.5 miles distance of Llanfwrog/Sandy Beach.

The cottage is presently run as a holiday let and can be sold completely furnished by negotiation, however, it would make a lovely holiday or retirement property.

The cottage has been tastefully modernised in recent years and benefits from a separate enclosed garden with parking area and single garage situated yards from the property.

The accommodation briefly comprises of a PVCu entrance door to **porch**.

**Pleasant lounge/diner** with attractive recessed fireplace opening with oak mantel and wood burning stove with slate hearth; oak veneered doors give access to the hallway and kitchen.

The **kitchen** offers a good range of fitted butchers block effect worktops, base and wall units incorporating a stainless steel sink unit and electric induction hob with electric oven beneath, together with an extractor hood with curved glazed canopy, integrated dishwasher; wall unit houses the electric meter and consumer unit, PVCu door with double panel gives access to the small rear courtyard.

The **inner hall** has a built-in airing cupboard with foam lagged tank and shelving.

There are **2 bedrooms** with the master bedroom having a double built-in wardrobe.

The **shower room** has a white 3-piece suite with electric shower to the cubicle, low level W.C., and wash hand basin with vanity base cupboard; there is a graphite coloured electric towel radiator, together with a built-in cupboard with plumbing for a washing machine.

**The cottage is presently run as a holiday let and is considered to be an ideal investment, 2nd home or retirement property and early viewing cannot be more strongly recommended.**

#### Location

The property is near the centre of Llanddeusant village, which is close to the village of Llanfachraeth and the A5025 coast road around Anglesey.

The picturesque coastal village of Cemaes Bay is within approx. 7.5 miles, and the excellent commercialised village of Valley is within approx. 5.5 miles. Holyhead town, with its excellent out of town shopping and busy port/railway station, is approx. 10.6 miles distance. Many superb beaches are also within short driving distance such as Sandy Beach and Church Bay including the Cemlyn Nature Reserve

#### Porch

#### Lounge/Diner

Approx. 4.49m x 3.10m (mainly) (14' 9" x 10' 2")

#### Kitchen

Approx. 3.91m x 1.98m (12' 10" x 6' 6")

#### Inner Hall



### Bedroom 1

Approx. 3.47m x 2.47m (11' 5" x 8' 1")

### Bedroom 2

Approx. 3.00m x 3.06m (9' 10" x 10' 0")

### Shower Room/W.C.

### Exterior

To the rear of the cottage is a small pleasant enclosed courtyard overlaid with Astroturf and partial timber decking with planter enclosed to all sides with gate to side lane.

As you walk down the adjoining lane immediately after the on-site parking area of the adjoining former Chapel known as Pisgah Hall is the garage and garden belonging to Pen Y Bont cottage.

A small recessed concrete access flanked by rock outcrop to 1 side gives access to the:

### Single Pre-fab Garage

Approx. 5.46m x 2.75m (17' 11" x 9' 0")

Metal up and over door with side courtesy door.

### Exterior Continued

To the right hand side of the garage is a timber fence separating a small enclosed area.

To the left of the garage a timber gate and an additional timber double fenced style gate gives access to an additional parking space formed by 2 parallel rows of paving slabs, together with a small enclosed lawned garden with planters.

### Council Tax

### Self-catering and holiday let accommodation

From the 1st April 2023 if your property is in Wales, it will be rated as a self-catering property and valued for Business Rates if it's both:-

- Available to let for short periods for at least 252 nights in total over the current and previous tax years.
- Actually let for at least 182 nights in the last 12 months.

### Tenure

We have been advised by the Seller that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

### Directions

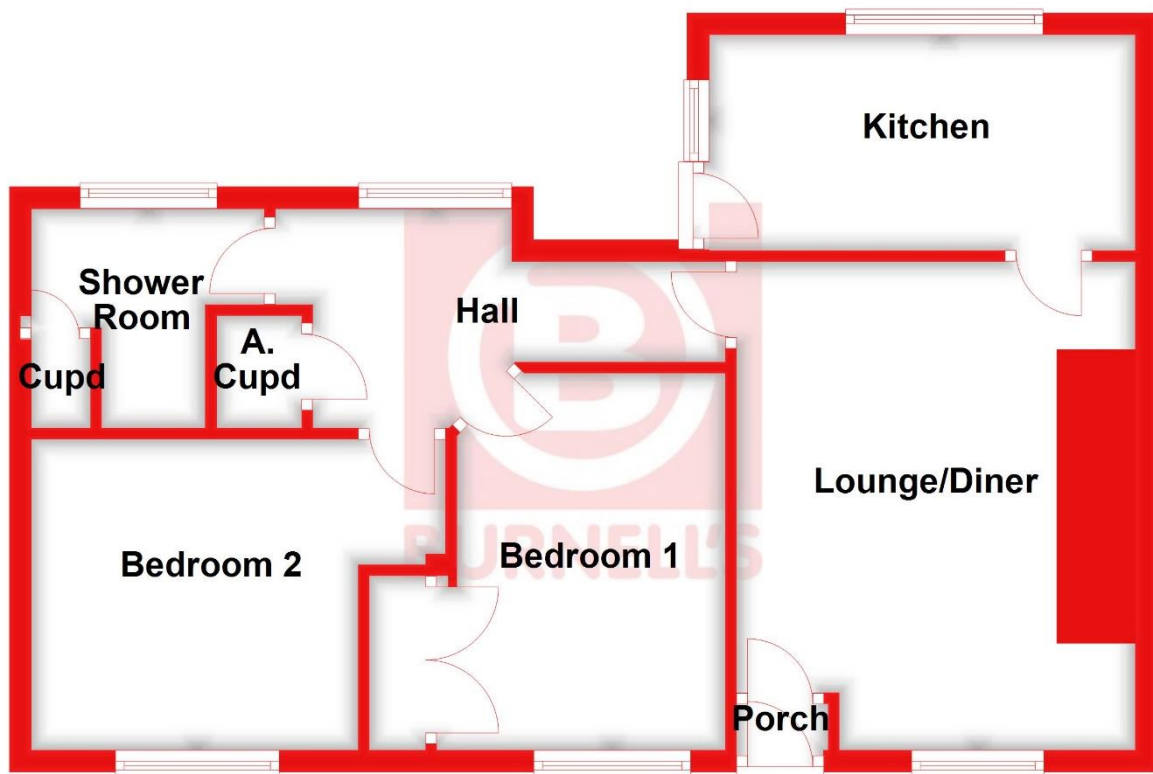
When travelling from Holyhead to Valley on the A5, turn left at the traffic lights onto the A5025 towards Cemaes Bay. As you enter the village of Llanfachraeth turn right at the post office and continue following this road turning left at the next T-junction (Chapel on left). Follow this road to Llanddeusant, and the property will be seen on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## Ground Floor

Approx. 56.0 sq. metres



Total area: approx. 56.0 sq. metres

Floor space only approx' & for guide purposes only!  
Plan produced using PlanUp.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.