



Directions

From Our Office In Menai Bridge Proceed Out Of The Town Along Dale Street And At The Roundabout Take The 3rd Exit Signposted For Amlwch. Follow The Road Up The Hill To The Next Roundabout. Take The 3rd Exit Signposted For Amlwch A5025. Follow This Road Passing Through Pentraeth & Benllech the property is a further couple of miles along the A5025 the property is on the left-hand side 200yds before the Moelfre Roundabout. Sat Nav Postcode LL72 8HA



Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

- Double Glazing
- Central Heating
- Garden
- Garage
- Parking
- Views
- Character Property
- Non Estate
- Retirement

Description

Located in the hamlet of Llanallgo near to the village of Moelfre this period detached 3 bed house with stunning sea and countryside views is a short distance from several of Anglesey's stunning beaches and only a couple of miles from the Coastal Village and Benllech.

This detached period property has been loved by its current owners for nearly 30years as a family home. The property benefits from Oil fired central heating and comprises of 3 double bedrooms with En-suite in the master bedroom, Large Living room, Kitchen and separate dining/snug room & storm porch. On the first floor the 3 bedrooms and en-suite are accompanied by the bathroom and storage cupboards in the hallway. Externally there is parking for a minimum of two vehicles and a single garage, the lawned garden and raised seating area has stunning sea and countryside views.

Lounge 7.40m (24' 3") x 4.15m (13' 7")

Kitchen 5.40m (17' 9") x 1.90m (6' 3")

Dining Room 4.15m (13' 7") x 3.30m (10' 10")

Bedroom 1 4.00m (13' 1") x 4.00m (13' 1")

En-suite 2.60m (8' 6") x 1.80m (5' 11")

Bedroom 2 4.00m (13' 1") x 3.00m (9' 10")

Bedroom 3 4.10m (13' 5") x 3.00m (9' 10")

Bathroom 2.40m (7' 10") x 2.00m (6' 7")



Council Tax

Council Tax Band: D 2018/2019 £1,417.32 EPC: G

Energy Performance Certificate HM Government

Tyn y Berth, Llanallgo, MOELFRE, LL72 8HA
 Dwelling type: Detached house Reference number: 8213-7 124-5560-8199-8996
 Date of assessment: 11 April 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 April 2017 Total floor area: 107 m²

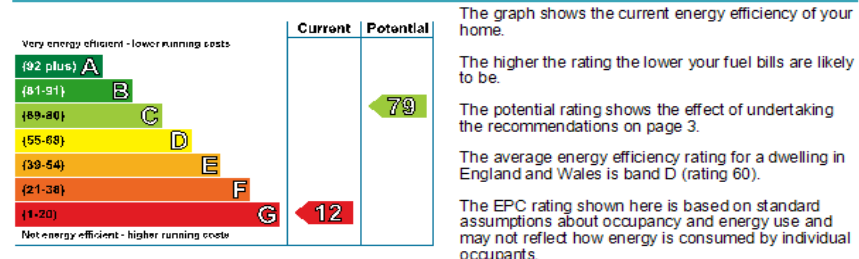
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,844
Over 3 years you could save	£ 4,032

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 198 over 3 years	You could save £ 4,032 over 3 years
Heating	£ 4,578 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 912 over 3 years	£ 222 over 3 years	
Totals	£ 5,844	£ 1,812	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 150	✓
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 141	✓
3 Cavity wall insulation	£500 - £1,500	£ 141	✓

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

