



7 Golygfa'r Moelrhoniaid Llanfechell Amlwch LL68 0UG
 Freehold Courtyard Property
 £365,000

- Very Well-Appointed High Spec Barn Conversion Being One Of 7 In Complex
- 3 Bedrooms/2 Bathrooms/1 Reception
- Stunning Rural & Coastal & Sea Views Including The Skerries Lighthouse Along With Views Over Ynys Mon & Distant Mountain Views
- Enclosed Rear Garden & Patio, Timber Storage Buildings & Further Communal Grounds
- 2 Allocated Parking Spaces With Overspill
- Chain Free
- 2.5 Miles From The Beautiful Picturesque Coastal Village Of Cemaes Bay And Approx. 10 Miles From The Village Of Valley
- Services Mains Electric, Communal Private Sewerage Treatment Plant Together With A Communal Private Water Supply, Central Heating Air Source Heat Pump

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Property Summary

A Very Well-Appointed High Spec Barn Conversion Boasting Fabulous Rural & Coastal Views To Include The Skerries Lighthouse, Open Fields Coastline & Sea To The Rear Along With Equally Stunning Views Of The Countryside With Distant Mountain Views To The Front Aspect. The Property Benefits From 2 Allocated Parking Spaces Together With Over Spill And Includes Enclosed Lawned Garden & Patio Area Along With Useful Timber Storage Buildings To The Rear. This Impressive Property Also Features Oak Veneered Internal Doors, A Superb Fitted Kitchen, 2 Contemporary Styled Bathrooms & Also Benefits From An Energy Efficient Air Source Heating System. The Property Is One Of 7 In The Complex Completed By A Local Developer & Both Internal & External Viewing Is Highly Recommended & This Stunning Cottage Is Ready For Immediate Occupation With No Onward Chain.

The accommodation which benefits from air source central heating and double glazing briefly comprises entrance hall with stairs to upper floors and door off into a cloak room/W.C., door through into a large open-plan lounge/kitchen/diner having French doors to both the front and rear aspects, super integrated kitchen briefly including integrated fridge/freezer, double oven with combination microwave above, induction hob with complementary splash back & stainless steel chimney style extractor over, complementary solid compact worktop with under mounted sink with colour coordinated mixer tap, integrated dishwasher, space for free standing washer and dryer, base and wall storage cupboards with drawer pack and attractive wooden plank tiled flooring.

To the 1st floor is a spacious landing with window to front aspect, stairs to 2nd floor and doors leading off into bedroom 1 with feature windows to the front aspect offering stunning views across Anglesey along with distant mountain views, bedroom 2 with two windows to the rear aspect offering fabulous rural & coastal views to include the skerries lighthouse, open fields coastline & sea and completing the first floor accommodation is a bathroom briefly comprising p shaped bath with main shower and a curved glass screen, low flush wc, vanity sink base unit, chrome heated towel rail, low maintenance wall and floor coverings and window to rear aspect.

The second floor briefly comprises a spacious landing/office area with Velux roof light and doors leading off into a very spacious bedroom 3 with low vaulted ceiling and 2 Velux roof lights to both front and rear aspects with equally impressive views and completing the internal accommodation is a spacious bathroom briefly comprising shower cubicle with mains shower, low flush Wc, vanity sink base unit, complementary tiled flooring and a Velux roof light.

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Externally

Paved path to front with raised communal planter. Pleasant, paved patio and lawned garden to rear enclosed by fencing to 2 sides along with useful timber storage buildings. 2 allocated parking spaces per property with additional communal parking and landscaped grounds.

Agents Notes

We are informed there is a communal private sewerage treatment plant together with a communal private water supply from a borehole, and it is therefore envisaged that a shared cost of providing water and drainage will be comparatively cheap, and therefore very appealing.

We have been advised by our Clients that each of the barn conversions will be Freehold, with 2 allocated parking spaces per property. We understand the communal grounds and the overspill parking will be owned by a Freehold Management Committee. All interested parties are advised to have their legal adviser explore the same when the necessary.

Location

The complex is only approx. 2.5 miles from the beautiful picturesque coastal village of Cemaes Bay and approx. 10 miles from the excellent commercialised village of Valley, providing direct access onto the A5 and easy access onto the A55 Expressway. Holyhead town is approx. 15 miles distance offering excellent out-of-town shopping together with a mainline railway station and regular ferry service to Ireland. The complex is within approx. 4.5 miles of Llanfaethlu village which has a new build primary school and the properties are superbly positioned to take full advantage of stunning rural and coastal walks, including the around Anglesey Coastal Path. Cemlyn Bay Nature Reserve is within approx. 2.5 miles and stunning Sandy Beach is approx. 8 miles distance. Anglesey boasts many fine restaurants, pubs and hotels, and is a high-demand holiday destination renowned for its water sports, fishing, walking activities...

Council Tax Band D

Exact Location

what3words ///deferring.objecting.graph

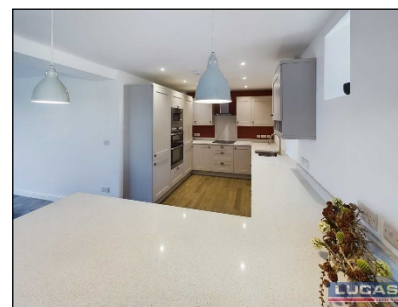
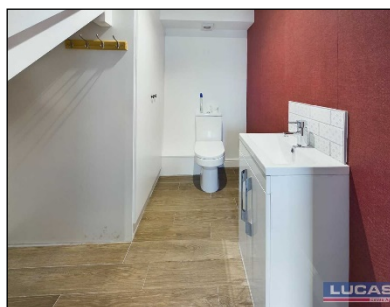
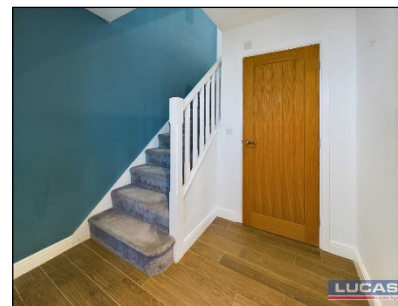
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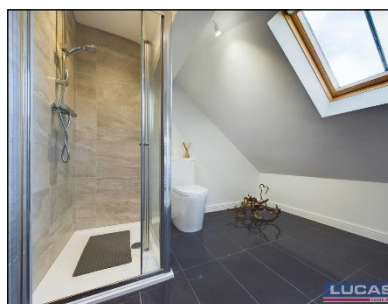
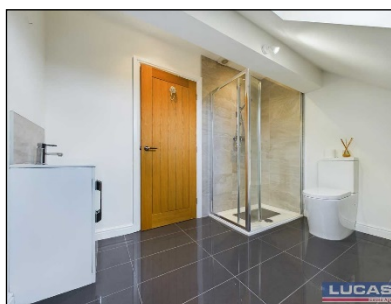
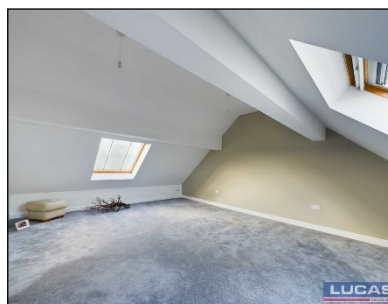
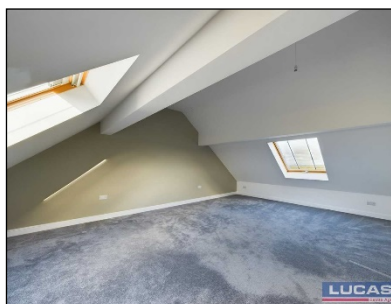
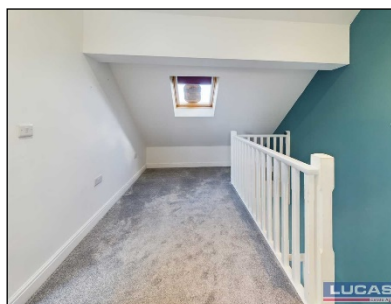
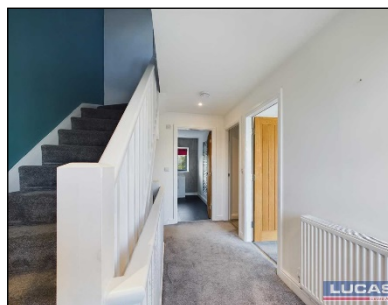
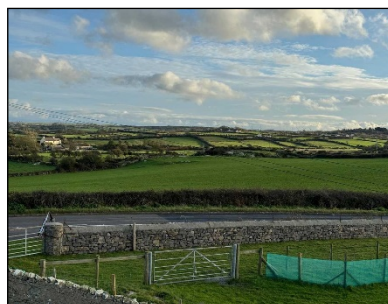
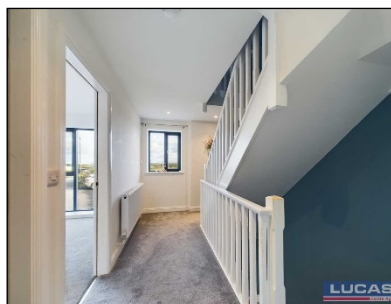
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

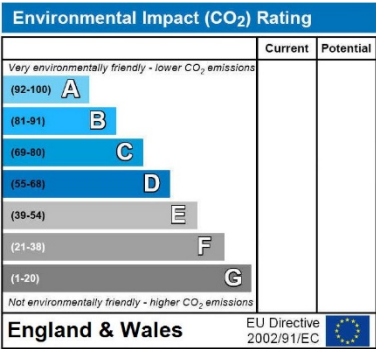
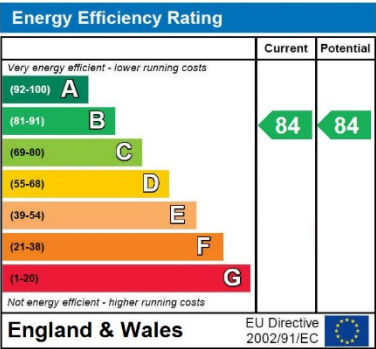
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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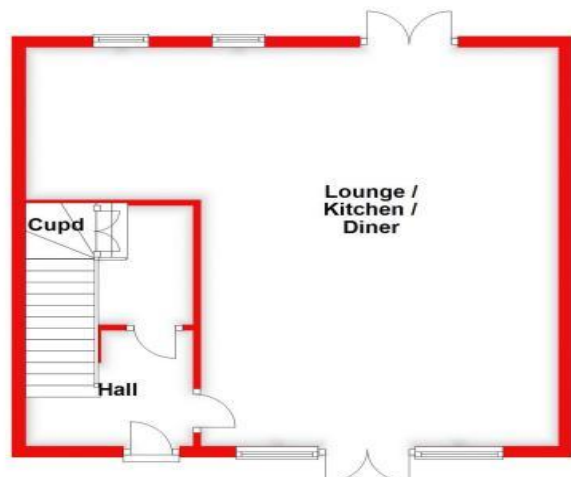
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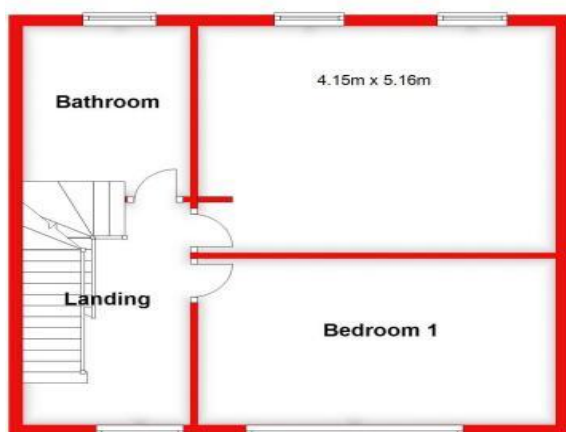
<https://find-energy-certificate.service.gov.uk/energy-certificate/8701-7731-6120-5684-9922>

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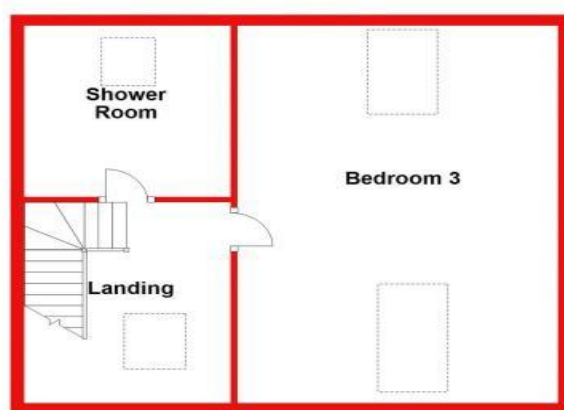
Ground Floor



First Floor



Second Floor



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

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