



Bwthyn Pysgotwyr High Street Malltraeth, LL62 5AU  
 Freehold Semi Detached  
 £365,000

- Stunning Contemporary Renovation Of Former Chapel House Adjoining Main Chapel Building
- 3 Bedrooms/2 Bathrooms/1 Reception
- Enclosed Garden/Entertaining Area To Front
- Aerial Video Footage & 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/0bb8584b160f485d9389d2566de81534/>
- Stones Throw To Malltraeth Estuary & Fabulous Walks
- All Contents Are Available By Negotiation
- Chain Free
- Services Mains Electric, Mains Water, Mains Drains, Ground Source Underfloor Central Heating

With Rads & Woodburning Stove

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## Property Summary

A quite stunning contemporary renovation of a former Chapel House located on the edge of the coastal village of Malltraeth renowned for its stunning estuary and fabulous coastal and forest walks. The property has been creatively restored with a very modern feel and will make a great family home and somewhere to get away from it all and enjoy the peace and tranquillity the village offers.

Bwthyn Pysgotwyr is an efficient eco-friendly dwelling boasting ground source underfloor central heating and double glazing throughout and the property set over three floors briefly comprises small entrance vestibule leading into the bright and open sitting room with attractive inglenook style fireplace with wood burning stove, recessed lighting, window to front aspect overlooking enclosed front garden and patio area and complimenting the room & providing further storage space is a very creative bespoke pull out understairs storage unit divided into three sections with additional useful understairs storage. Located off the sitting room is an opening leading though into a very spacious Kitchen/Diner with a shaker style kitchen with a wealth of storage cupboards and base units with complimentary solid block woodwork surfaces and integrated appliances including double oven, fridge/freezer and dishwasher together with a ceramic hob with glass chimney style extractor over. Moving into the dining area a separate door leads out to the front garden and patio with a window to the front aspect.

Moving to the first floor the accommodation comprises a spacious landing with window to rear aspect and stairs to upper floor bedroom en suite with doors off into two double bedrooms with front and rear aspect outlooks with the front providing stunning views of the estuary, cob and Malltraeth forest in the distance with attractive oak flooring and completing the accommodation is the main bathroom suite comprising contemporary style bath with mains shower and glass screen along with low flush Wc and wall mounted wash hand basin and chrome heated towel rail. The third floor offers a quite stunning very spacious third bedroom incorporating the original A frames with Velux roof light along with contemporary style bath set on a raised plinth along with concealed low flush Wc and wall mounted wash hand basin. A picture window offers breathtaking far-reaching views of the Snowdonia mountains, estuary and forests of Malltraeth and Newborough.

Externally private shared off-road parking is available together with private enclosed gardens at the front which are mainly lawned and include a flagged patio area provide the perfect place to relax and unwind.

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Malltraeth has many nearby attractions, including Plas Newydd, an adventure playground with so many things to do! Your little ones will love the new Frisbee golf course, as well as a cool tree house and a historical museum with the world's first articulated wooden leg. Parents can enjoy long walks through the woodland and along the Menai Straits - even a boat ride! Bwthyn Pysgotwyr (Fisherman's Cottage) is the perfect place to stay in order to access many of Malltraeth's finest sights.

## LOCATION

The small village of Malltraeth lies in the southwest corner of Anglesey, at the head of the long inlet formed by the Cefni Estuary and close to the popular Newborough Forest and Warren sand dunes. Malltraeth Pool and the magnificent sweep of marshes and sand dunes, which stretch south to Llanddwyn Island, are all part of a National Nature Reserve. The whole area is renowned for its birdlife and Malltraeth was once home to the famous wildlife artist Charles F Tunnicliffe. There are wonderful forest and coastal walks from the village, which has a pub, a cafe serving afternoon tea and a chip shop (also selling basic items/newspapers etc). Close by are beautiful beaches at Llanddwyn (reputedly the 4th best in Britain), Aberffraw, and Cable Bay, or head to Rhosneigr, which is renowned for its all-year-round water sports facilities. Newborough 2 miles; Rhosneigr 8 miles

Council Tax Band Currently Not Rated

Exact Location

what3words ///wallet.hikes.hugs

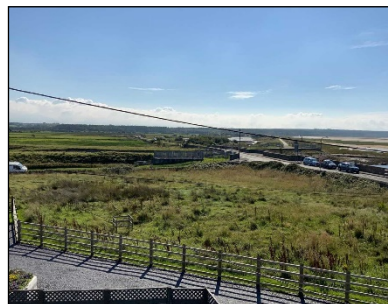
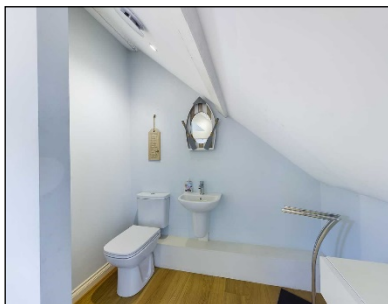
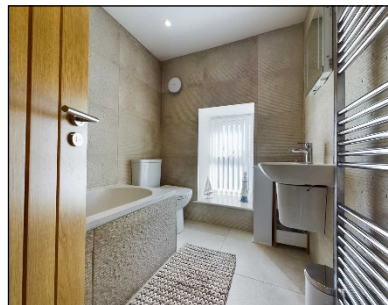
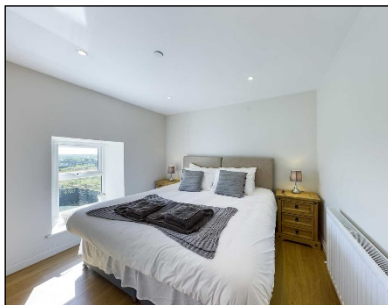
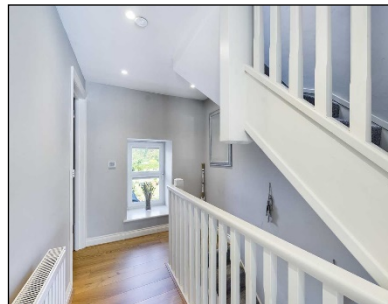
<https://what3words.com/ways-to-use>

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.

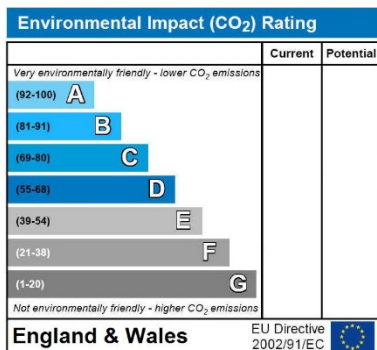
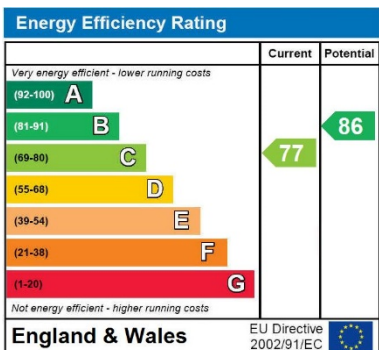
## Note to Customers

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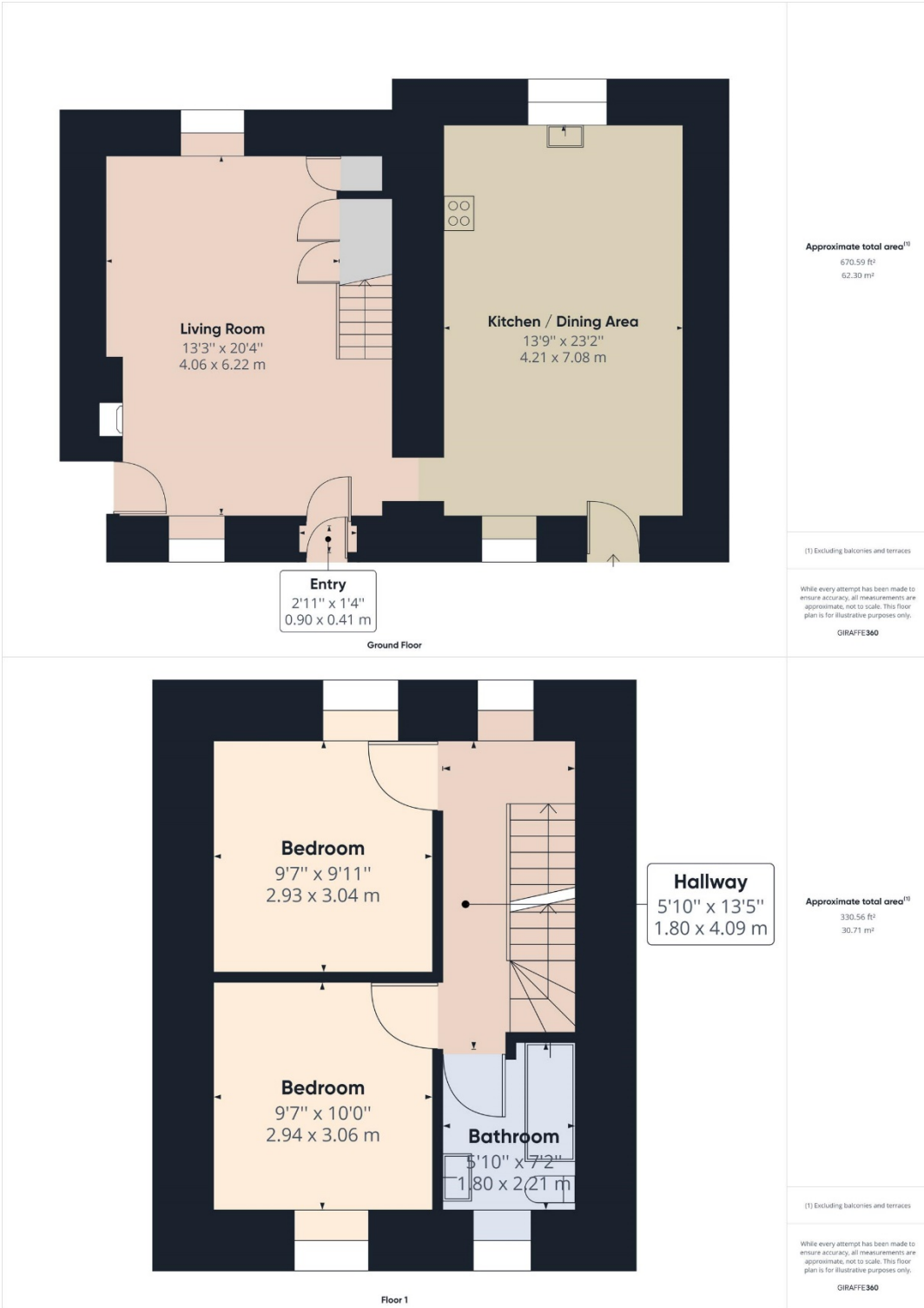


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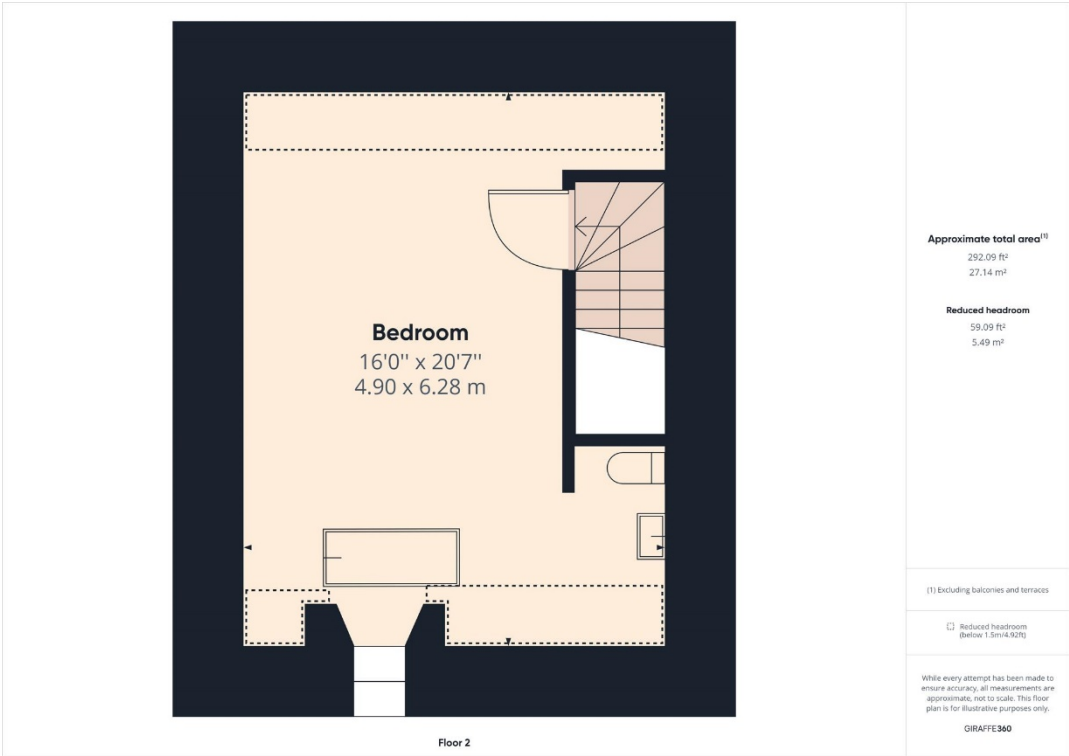


<https://find-energy-certificate.service.gov.uk/energy-certificate/5509-1329-6009-1410-1272>

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