



Pont Hafod Llanfwrog LL65 4YG  
 Freehold Cottage  
 £345,000

- Very Spacious & Extended Detached Cottage Offering Flexible Accommodation & Storage Throughout Boasting Stunning Views Of Open Fields Together With Super Views Of Holyhead Mountain
- 3/4 Bedrooms/2 Bathrooms/2/3 Receptions
- Idyllic Countryside Location On The Coast With Beautiful Beaches A Stone Throw Away
- Ample Gardens, Garage & Off-Road Parking With Space For Several Vehicles/Boat/Trailer/Motorhome
- Newly Installed Efficient Air Source Central Heating, Recently Installed Electric Shower
- Newly Installed Solar Panels & Loft Insulation
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Air Source Central Heating (Newly Installed) & Solar Panels

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 of 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.

### Property Summary

A Very Spacious & Extended Detached Cottage Offering Flexible Accommodation & Storage Throughout Occupying A Generous Plot Set In An Idyllic Countryside Location Along The North-West Coastline Of Anglesey. With Beautiful Beaches A Stone Throw Away (Perfect For Walkers) And A Convenience Shop And Popular Penrhyn Holiday Complex Within A Short Walk Pont Hafod Makes The Perfect Main Residence Or Holiday Home. There Are Generous Gardens & Ample Off-Road Parking With Space For Several Vehicles/Boat/Trailer & The Cottage Boasts Stunning Views Of Open Fields Together With Super Views Of Holyhead Mountain In The Distance. Pont Hafod is Within A Short Driving Distance Of Llanfachraeth And The A5025 Coast Road Around Anglesey. Many Other Superb Beaches Are Within A Short Distance Such As Church Bay And Including The Cemlyn Nature Reserve. The Property Has Recently Benefited From A Newly Installed Efficient Air Source Heating System, New Solar Panels, Renewed Loft Installation & A Recently Replaced Electric Shower & Pump.

The accommodation which benefits from air source central heating and double glazing briefly comprises door into front porch with low maintenance floor covering, door into entrance hallway with recessed alcove & storage under, built in cloaks cupboard, built in storage space, low maintenance floor covering, half-moon styled window boasting views over open fields and beyond to Holyhead mountain, doors leading off into living room with floor to ceiling feature exposed stone wall housing original fireplace with slate slabbed hearth, windows to both side aspects, exposed beams to ceiling, low maintenance floor covering, doors off into bedroom/snug with beautiful exposed stone fireplace housing feature cast iron stove set on slate hearth with timber surround, window to front aspect & loft access with Slingsby style ladder to boarded loft area. A further door off the living room leads into a split-level bedroom with windows to both front and side aspects.

Continuing off the main hallway are doors leading off into the breakfast kitchen with a range of base and wall storage cupboards, space for slot in electric cooker with extractor over, space for free standing washer and dryer, 1½ bowl stainless steel sink unit with single drainer and mixer tap with complementary work surfaces, plumbing for washing machine and dishwasher, space for fridge/freezer, ceramic tiled flooring, window to rear aspect boasting super views over open fields, door off into the dining room with window to side aspect boasting views over open fields and beyond to Holyhead mountain, ceramic tiled flooring, stable style door into rear porch/boot room with three windows to side and rear aspects, door to rear gardens and patio area, low maintenance floor covering.

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Continuing off the main hall by the front are doors leading off into a bedroom with low maintenance floor covering, coved ceiling, window to front aspect and door into the garage. The L shaped inner hall is just off the main hallway with a further storage cupboard, low maintenance floor covering, loft access with Slingsby style ladder to boarded loft area with light point and doors leading off into the main bedroom en suite with window to rear aspect boasting super views over open fields, door through into the en suite bathroom briefly comprising panelled bath with a recently installed electric shower and glass screen, low flush Wc, pedestal wash hand basin, complementary wall tiling, low maintenance floor covering and frosted window to rear aspect. Completing the accommodation is the main bathroom suite briefly comprising four-piece suite comprising panelled corner bath, pedestal wash hand basin, shower enclosure fitted with mains shower over and low-level WC, frosted window to rear aspect, complimentary ceramic tiled flooring & partly tiled walls.

#### Externally

Opening onto a gravelled driveway providing off road parking leading up to the garage together with further off-road parking with space for boat/motorhome. There is gated access to the side of the property where there is a sizeable garden mainly laid to lawn with patio area leading to the rear lawned and enclosed garden well maintained which in turn leads to a paved patio area off the back door. There is an additional garden area to the other side small in size mainly laid to lawn.

#### Garage

Electric up and over door, light and power.

#### Location

The property is situated in an idyllic rural position within a few yards of Penrhyn Bay & within close walking distance of the superb Sandy beach, a convenience shop and popular Penrhyn holiday complex. Pont Hafod is within a short driving distance of Llanfachraeth and the A5025 coast road around Anglesey. Many other superb beaches are within a short distance such as Church Bay and including the Cemlyn Nature Reserve. The excellent commercialised village of Valley gives access onto the A55 expressway being some 8 miles distance and is within short driving distance, as is Holyhead town with its excellent out of town shopping and busy port/railway station.

#### Agents Notes

New Epc

<https://find-energy-certificate.service.gov.uk/energy-certificate/8834-8721-7400-0870-1292>

Council Tax Band E

#### Exact Location

what3words ///balancing.airtime.brisk

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

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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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