



The Old School Lon Bach Caergeillio, Isle of Anglesey LL65 3NN
Freehold Detached
£565,000

- Appealing & Spacious Former School House Dating Back To The Mid 1800's
- 4/5 Bedrooms/4 Bathrooms/2/3 Receptions
- Set Within Its Established & Generous Gardens Together With Ample Off-Road Parking For Several Vehicles.
- Separate 'Pony Paddock' Extending To About Half An Acre. This Can Be Available To Purchase Subject To Valuation
- Provides A Wonderful Family Home Or Would Be Equally Suitable As A Semi Rural B & B
- EPC D; Broadband-Up To 602 Mbps; Council Tax Band F £2823.99 -2024/2025
- Services Mains Electric, Mains Water, Bio Disc Private Drains, Central Heating LPG Gas

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 Appealing & Spacious Former School House Dating Back To The Mid 1800's Set Within Its Established & Generous Gardens Together With Ample Off-Road Parking For Several Vehicles. The Property Has Been Refurbished Throughout Whilst Maintaining Some Of Its Original Features & Provides A Wonderful Family Home Or Would Be Equally Suitable As A Semi Rural B & B Especially Given Its Proximity To Four Mile Bridge, Rhoscolyn That Boasts The Renowned White Eagle, Together With Trearddur Bay & The Numerous Nearby Beaches. Outside There Are Lawned Gardens To The Side And Rear With Garden Shed Together With A Footbridge Over A Stream... Opposite The Property Is A Separate 'Pony Paddock' Extending To About Half An Acre. This Can Be Available To Purchase Subject To Valuation And Negotiations Of The Main House.

The accommodation which benefits from LPG gas central heating and double glazing and briefly comprises: -

Large Entrance Porch - 2.4 x 1.9 (7'10" x 6'2") - Solid oak front door, quarry tiled floor, double glazed Velux window, central heating radiator

Cloakroom - W.C, wash hand basin, double glazed, quarry tiled floor, central heating radiator

Superb Galleried Lounge - 6.9 x 5.4 (22'7" x 17'8") - A lovely room with high pitched ceilings and a minstrel gallery landing, herringbone design parquet flooring, 3 central heating radiators, double glazed, stone fireplace and multi fuel fire

Sun Lounge - 4.6 x 3.2 (15'1" x 10'5") - Brick lower walls, windows double glazed, tiled floor, central heating radiator, pine double doors

Large Kitchen Breakfast Room - 5.2 x 4.4 (17'0" x 14'5") - Range of light grey base cupboards and drawers with wood grain effect work top surfaces, 2 double glazed windows, 2 central heating radiator, inset ceiling lighting, 5 ring cooking range, stainless steel cooker hood, fridge and freezer, double Belfast sink unit, built in dishwasher, glazed units, grey tiled surround

Bedroom 5/Dining Room - 4.2 x 3.5 (13'9" x 11'5") - Central heating radiator, herringbone design parquet flooring, 2 double glazed windows, door to sun lounge

Inner Hall - Double glazed window, central heating radiator, under stairs cupboard, herringbone design parquet flooring

Ground Floor Bedroom - 4.4 x 3.6 (14'5" x 11'9") - Central heating radiator, double glazed, coved ceilings.

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En Suite Bathroom - 2.4 x 1.7 (7'10" x 5'6") - Panel bath, wash hand basin, Wc, central heating radiator, beige tiled walls and floor, double glazed

First Floor -

Galleried Landing - 6.1 x 2.3 (20'0" x 7'6") - Double glazed Velux window

Bedroom 2 - 3.5 x 3.3 (11'5" x 10'9") - Double glazed, central heating radiator, built in wardrobe cupboard.

En Suite Shower Room - 1.9 x 1.5 (6'2" x 4'11") - Quadrant shower cubicle and unit, wash hand basin, Wc, beige tiled walls and floor, heated towel radiator, double glazed Velux window

Bedroom 3 - 4.2 x 3.5 (13'9" x 11'5") - Central heating radiator, double glazed, wardrobe cupboard

En Suite Shower Room - 1.8 x 1.5 (5'10" x 4'11") - Quadrant shower cubicle and unit, wash hand basin, Wc, heated towel radiator, beige tiled walls and floor, double glazed, shaver point & light.

Bedroom 4 - 5.4 x 4.3 (17'8" x 14'1") - Double glazed window and ceiling Velux, central heating radiator, double door wardrobe unit

En Suite Shower Room - 2.4 x 1.7 (7'10" x 5'6") - Quadrant shower cubicle and unit, wash hand basin, Wc, beige tiled walls and floor, heated towel radiator, double glazed Velux

Outside - The property is approached through double wrought iron gates into a gravel parking and turning area. There is a footbridge over a stream into the main gardens and the entrance to the house. Lawns to the side and rear of the property, patio area and stone store

Agents Note - Opposite the property is a separate 'Pony Paddock' extending to about half an acre. This can be available to purchase subject to valuation and negotiations of the main house.

The property is of local granite stone construction under a slate roof.

Location

The Dwelling is located in a semi-rural setting in the village of Caergeiliog, which offers several amenities including a school and a public house. Being well placed for many coastal and rural attractions, the village also lies in close proximity to the A55 Expressway, allowing rapid commuting throughout Anglesey, to the mainland and beyond, as well as being in convenient travelling distance for the Port Town of Holyhead, where most essential goods and services can be found. Viewing is highly recommended.

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Council Tax Band F £2823.99 -2024/2025
Broadband-Up To 602 Mbps

Exact Location
what3words ///pastime.indeed.reworked

<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

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0807-8028-9090-0074-6292>



All measurements are approximate and for display purposes only

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