



Y Bwthyn Llanddona, Isle of Anglesey LL58 8UW  
Freehold Detached  
£825,000

- Waterside Detached Beach Side Residence Set Within Approximately 0.3 Acres
- 3/4 Bedrooms/2 Bathrooms/3/4 Receptions
- Breath Taking Views Of The Sea, Headland & Coastline, Spectacular Llanddona Beach With Its Magnificent Sandy Bay
- Detached Garage, Adjoining Store Building, Ample Off-Road Parking
- Established Gardens, Decked Terrace, Spacious Balcony Terrace
- No Chain
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating LPG Gas Fired

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## Property Summary

A Rare Opportunity To Purchase A Water Frontage Beach Side Residence Located Off Beach Road & Adjacent To The Spectacular Llanddona Beach With Its Magnificent Sandy Bay And Breath-Taking Views Of The Sea, Headland & Coastline. The Detached Dormer Style Property Has Been Recently Modernised To Include A Recent New Kitchen(Completed End 2023), Re Modelled Conservatory (New Roof 2017), Porch Together With A New Balcony Terrace With First Floor Access.

The Property Is Set Within Approximately 0.3 Acres With Extensive Gardens To Front And Also Benefits From A Garage & Adjoining Storage Room & Is Only A Few Yards Walk From The Beach.

Y Bwthyn Occupies A Private, Tranquil Location Within The Small Hamlet Of Llanddona Beach, Accessed Off Beach Road And Enjoys Spectacular Sea, Beach & Coastline Views. Llanddona And Llangoed Villages Are 1 And 3 Miles Distant Respectively, With Local Convenience Store And Pub, While A Comprehensive Range Of Services Are Available In Beaumaris And Menai Bridge.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises entrance vestibule/utility room with space for washer and dryer above, larder tower, tiled flooring, window to side aspect and stable style door into the kitchen/diner briefly comprising a recently installed kitchen(End 2023) with base and wall storage cupboards and complementary work surfaces including a peninsular, eye level double oven, induction hob with clear splash back and a chimney style extractor over, one and a half bowl sink with mixer tap, space for free standing dishwasher, spaces for free standing fridge and freezer, recessed lighting, low maintenance flooring, serving hatch through into living room and extra wide serving hatch through into the re-modelled conservatory boasting stunning sea views, window to side aspect.

Continuing into the dining area there are feature exposed stone walls with windows to both the side and rear aspect and low maintenance flooring, stable style door into the lounge with a feature exposed stone fireplace and surround with inset fire, timber flooring, L shaped wall incorporating an office style desk, stairs to first floor landing with useful understairs storage cupboard, window to rear aspect window overlooking open fields. and square opening into a covered internal veranda with recessed lighting, timber flooring with French style doors out onto a decked terrace and doors off into the inner hall and conservatory.

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Continuing off the covered veranda is the conservatory with recessed lighting above serving hatch into kitchen/diner, windows to side aspect, floor to ceiling windows to side aspect overlooking the decked terrace and gardens and sliding doors out on to the extended decked terrace. From the inner hallway which has a window to the front aspect, floor to ceiling window to the side aspect and timber flooring a door takes you into the living room with a gas stove set on slate hearth with flu, French doors leading out onto the decking and pergola. Door into the kitchenette with base cupboard and inset sink with mixer tap with complementary work surface, space for free standing fridge, low maintenance flooring, window to rear aspect overlooking open fields. Continuing off the living room is a door through to the inner hall with built in cupboard, access to loft space and doors leading off into bedroom 1 with window to front aspect boasting views over the garden and sea and window to rear aspect overlooking open fields, bathroom briefly comprising corner shower unit with mains shower, low flush Wc, vanity sink unit with storage cupboards under, extractor fan, low maintenance flooring, heated towel rail and frosted window to rear aspect.

The first floor comprises a half landing with stairs to the main landing with loft access and window to rear aspect overlooking open fields, doors leading off into bedroom 2 with a divider creating a work station area adjoining built in wardrobes and a window to the rear aspect offering super views of open fields and hillside in the distance, plinth step up to bed area with window to front aspect boasting stunning views of the sea, beach and coastline, bedroom 3 with window to rear aspect overlooking open fields, bedroom 4/snug with a bank of built in wardrobes and sliding doors leading out onto a spacious balcony terrace with glass balustrade that offers spectacular panoramic views of the sea, Llanddona beach with its magnificent sandy bay and coastline together with distant views of Red Wharf Bay and beyond. Completing the accommodation is the bathroom briefly comprising a corner shower cubicle with mains shower, vanity sink base unit with storage cupboards under, low flush Wc, heated towel rail, low maintenance flooring, built in display cupboard with shelving and frosted window to front aspect.

### Externally

Delightful private and secure grounds laid mainly to lawn with a wildlife garden having ponds and an array of unusual plants and shrubs, seating areas and decked terrace with pergola. A path runs to the rear of the property boundary that backs onto open fields. Off beach road is a track leading to the property and gated access to the property and opposite the entrance is a detached garage with adjoining storage room together with off road parking for vehicles, boats and trailers.

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### Location

Y Bwthyn occupies a private, tranquil location within the small hamlet of Llanddona Beach, accessed off the beach road and enjoying spectacular views across Red Wharf Bay. Llanddona and Llangoed villages are 1 and 3 miles distant respectively, with local convenience store and pub, while a comprehensive range of services is available in Beaumaris and Menai Bridge with a selection of pubs, restaurants, shops and hotels. There is a choice of supermarkets available on the edge of Bangor and a Waitrose in Menai Bridge.

On the recreational front Anglesey is renowned for its scenic coastline with numerous sandy beaches and miles of walking inland and along the coastal path. From the property access is gained onto Llanddona Beach which links to Red Wharf Bay which, at low tide, provides miles of lovely sandy walks. For those interested in sailing and boating the waters around Anglesey provide impressive cruising with its interesting coastline, and there are several sailing clubs on the island notably the Royal Anglesey Yacht Club in the popular town of Beaumaris, with marinas at Holyhead and Deganwy on the mainland. There are golf courses at Bull Bay, Beaumaris and Holyhead, several shoots including at nearby Llys Dulas, motor racing at Ty Croes, lake fishing at Llyn Alaw and for the equestrian enthusiast, good hacking out nearby.

### Agents Notes

The property is constructed of stone and cavity wall under a slate roof.

NOTE- Planning has been approved for a car port to be built on the concrete base in the adjoining property (see last photo with arrow and wording)

Maintenance of the short access road leading to the property from Beach Road is shared with one other property and the owner of the field to which it also provides access.

Council Tax Band D £1942.29 2024/2025

Broadband Up To 737 Mbps

### Exact Location

what3words ///certainly.recent.tonality

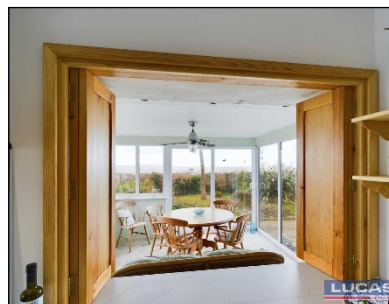
<https://what3words.com/ways-to-use>

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.

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

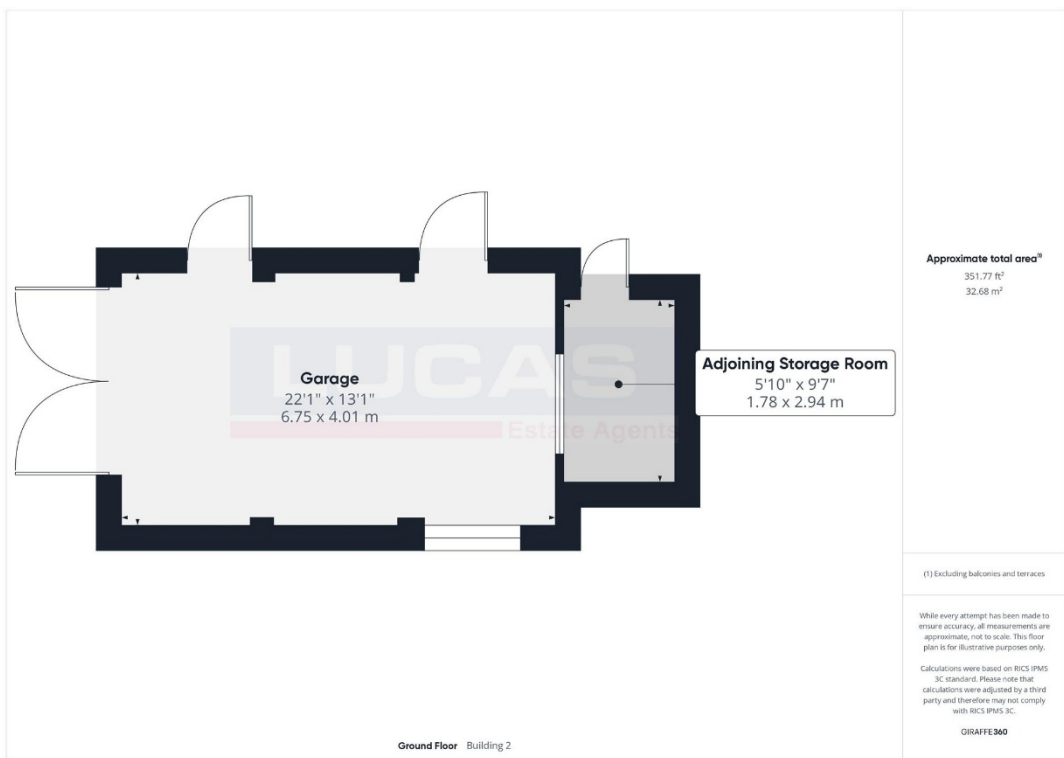
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0600-6130-0022-1428-3953>

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