



Bodfan Trefor LL65 4TA  
 Freehold Detached  
 £575,000

- Substantial Detached Period Home Built Circa Late 1920's Offering Very Generous & Flexible Accommodation Throughout
- 5/6 Bedrooms/2 Bathrooms/2 Receptions
- Private Driveway & Also Boasts Stunning Views Of The Open Countryside Together With Distant Mountain Views.
- Set Within Circa 3.5 Acres Of Which Approximately There Are 3 Acres Of Paddock Enclosure To The Front.
- Established Delightful Mature Gardens To Rear, Ample Off-Road Parking
- Under 8 miles To Coastal Resort Of Rhosneigr, 7 Miles To Llangefni, 6 Miles To Valley, A55 (2.5 miles)
- Chain Free
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired

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 Substantial Detached Period Home Built Circa Late 1920's Offering Very Generous & Flexible Accommodation Throughout. The Property Benefits From Dual Access Via Two Drives & Generous Established Gardens & Also Boasts Stunning Views Of The Open Countryside Together With Distant Mountain Views. Bodfan Is Set Within Circa 3.5 Acres Of Which Approximately There Are 3 Acres Of Paddock Enclosure To The Front. The Property Is Located In The Rural Hamlet Of Trefor Yet Only Some 2.5 Miles To The A55 Expressway With Links To Rhosneigr, Llangejni & Holyhead. Also Benefitting From No Onward Chain & Viewing Is Highly Recommended.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises storm porch with front door into entrance hallway with stairs to first floor with under stairs storage, built in shelving with storage and glass window above, doors leading off into living room with inglenook style fireplace with inset wood burning stove, built in glass display cupboards, two window to dual side aspects and stairs leading to inner landing, opening into breakfast room with ceramic tiled flooring, recessed lighting, windows to side and rear aspects and door to rear garden area. An arched opening then takes you into the kitchen area with base and wall storage cupboards with complementary work surfaces, integrated 3/4 electric oven with storage above, ceramic hob with integrated extractor above, one and half bowl sink with mixer tap, space for free standing dishwasher, space for 3/5 height fridge/freezer, serving hatch to dining room, ceramic tiled flooring, complementary tiled splash back, recessed lighting and window to side aspect.

Continuing off the entrance hall are further doors off into the dining room with dual access serving hatch, window to front aspect, ground floor bedroom 1 with low maintenance flooring and window to front aspect, bathroom briefly comprising walk in shower with mains shower, vanity sink unit with storage under, back to the wall WC, chrome heated towel rail, low maintenance cladding, ceramic tiled flooring, door through into utility room with space and plumbing for washer, further space for free standing dryer and chest freezer and window to side aspect.

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The first floor briefly comprises landing with doors off into bedroom 2 with window to front aspect boasting stunning views over the paddock, countryside along with distant mountain views, bedroom 3 with window to front aspect boasting stunning views over the paddock, countryside along with distant mountain views, compact office room window to front aspect boasting stunning views over the paddock, countryside along with distant mountain views, bedroom 5 with window to side aspect with views over the paddock area and countryside and bathroom briefly comprising with panelled bath with mains shower and concertina glass screen, low flush Wc, pedestal wash hand basin, low maintenance flooring, low maintenance wall cladding, complementary tiled splash back, built in airing cupboards with storage above and window to rear aspect. Continuing off the main landing is a door to the inner landing area with window to side aspect and stairs down to the living room with further doors off into bedroom 4 with window to side aspect and studio/bedroom 6 with window to side aspect with views over the paddock area and countryside.

#### Externally

Sitting in a generous plot incorporating house and gardens, access to the property is via a tree lined drive leading to the property itself and storage unit. To the front is an enclosed paddock amounting to approximately 3.5 acres with separate gated access. To the rear of the property is a delightful lawned garden area with established shrubs and trees.

#### Location

The property is ideally situated being in a rural setting near the centre of Anglesey and within short driving distance of the A55 (2.5 miles), convenient for the popular coastal resort of Rhosneigr which is a sought-after destination for water sports and has an 18-hole links golf course. The property is also within approximately 7 miles of the market town of Llangefni and approximately 6 miles of the excellent commercialised village of Valley and approximately 10 miles distance from Holyhead which offer an excellent range of out-of-town shopping, mainline railway station and regular ferry service to Ireland. Trefor cottage is therefore ideally situated to fully explore the beautiful island of Anglesey.

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### Agents Notes

The property is of mainly stone construction and was re roofed with slate in 2023.

Council Tax Band F £2811.90 2024/2025

Broadband Up To 636 Mbps

### Exact Location

what3words ///grief.calls.ounce

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

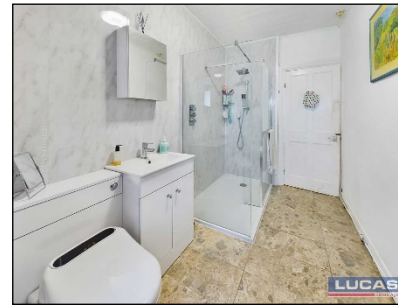
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

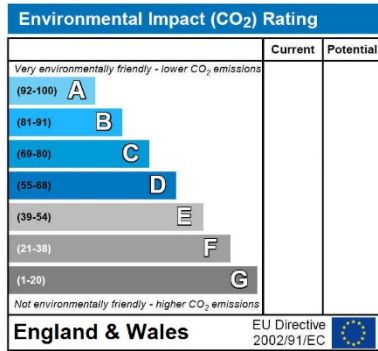
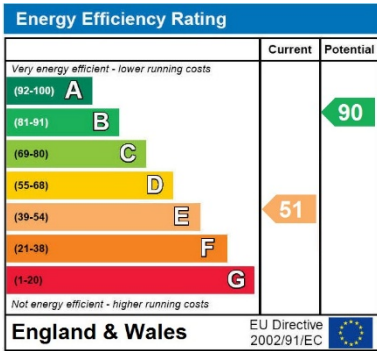
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9343-3045-1209-4555-6200>



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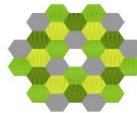


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HM Land Registry  
Official copy of  
title plan

Title number **CYM323597**  
Ordnance Survey map reference **SH3680NE**  
Scale **1:2500**  
Administrative area **Isle of Anglesey / Ynys Môn**



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