

Pont Myfyrian Llangaffo Gaerwen LL60 6LP
Freehold Cottage
£275,000

- A Most Charming Cottage Built In 1830 Set In An Idyllic Location In A Rural Position
- 2 Bedrooms/1 Bathroom/2 Receptions
- Boasting Absolutely Stunning Views Over Open Fields Together With Panoramic Views Of The Mountains In The Distance Including The Snowdonia Mountain Range.
- Pont Myfyrian Is Set Within Approx. 0.15 Acres Of Established Mainly Lawned Gardens & Patio Areas & Also Includes An Adjoining Implement/Workshop
- In 1979 An Extension (Lounge And Double Bedroom) Was Added To The Cottage Followed By A Conservatory/Sunroom In The Early 1990's
- EPC F; Council Tax Band C £1878.88 2025/2026
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating LPG Gas Fired

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Property Summary

A Most Charming Cottage Built In 1830 Set In An Idyllic Location In A Rural Position Boasting Absolutely Stunning Views Over Open Fields Together With Panoramic Views Of The Mountains In The Distance Including The Snowdonia Mountain Range. The Family Have Owned The Cottage Since The Late 1970's & In 1979 An Extension (Lounge And Double Bedroom) Was Added To The Cottage Followed By A Conservatory/Sunroom In The Early 1990's Which Offers Equally Fabulous Views. Pont Myfyrian Is Set Within Approx. 0.15 Acres Of Established Mainly Lawned Gardens & Patio Areas & Also Includes An Adjoining Implement/Workshop Along With Off Road Parking. The Cottage Does Require Some Cosmetic Work & Would Make A Wonderful Retreat Or Main Home. The Cottage, Which Backs Onto The Mainline Holyhead To London Railway Track, Is Located In An Attractive Rural Setting On The Outskirts Of The Picturesque Village Of Llangaffo That Is Well Placed For Many Of The Coastal And Rural Attractions To Be Found On The Island. Llangaffo Is Situated Approximately 4 Miles From The A55 Expressway, Allowing Rapid Commuting Throughout Anglesey To The Mainland.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into kitchen with base and wall storage cupboards with complementary work surfaces, space for free standing cooker, space for tall fridge/freezer, space for free standing washer, lay on stainless steel sink with pillar taps, beamed ceiling, tiled flooring, wall mounted Lpg gas central heating boiler, window to front aspect boasting super open views of the countryside, window to rear aspect overlooking the railway line, door off into bathroom and opening through to the inner hallway with tiled flooring, free standing ladder up to Crog loft room/attic room, door off into bedroom 1 and exposed stone opening leading through into the L shaped living room with inset open gas fireplace set in stone surround and hearth, window to front aspect boasting open views of the countryside.

Continuing through the living room with Italian styled artex ceiling, tiled flooring and window to front aspect boasting super open views of the countryside, doors leading off into conservatory again with Italian styled artex ceiling, windows to all sides boasting stunning views of the open countryside together with distant Snowdonia mountain range views along with views of the gardens, French doors leading out to the garden patio, quarry tiled flooring, bedroom 2 with window through to the conservatory.

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From the inner hallway there is ladder access up to the Crog loft attic room with a Velux roof light, electric wall heater and small stairs leading up to a plinth area with access to the eaves and just off the kitchen area is a door leading into the bathroom briefly comprising a shower tray with mains shower, low level Wc and cistern, pedestal wash hand basin, tiled walls and flooring, built in airing cupboard and frosted window to rear.

Externally

To the front is the original small timber gate with stone wall leading onto a pathway that runs to the left of the cottage passing the conservatory and onward to a flagged patio area with steps up to a lawned garden with stone boundary wall to the rear and ranch style fencing to the front. You then continue onward to a flagged patio and seating area with matures trees and shrubs with stone boundary wall to the rear and ranch style fencing to the front.

To the right of the cottage is a grassed pull in area for off road parking and adjoining the cottage is a stone-built implement store workshop with power and lighting. A ranch style gate and small gate take you into an enclosed garden area with matures trees and provide further off-road parking if required with ranch style fencing to the front and a stone boundary wall to the side and rear. There is a very small hidden shed within the enclosed garden by the stone wall.

The property has the potential for further extension subject to the usual planning permission consent.

Provenance of Pont Myfyrian

The cottage was built around 1830 and was bought by Chester and Holyhead Railways from Lord Boston in 1851.

On the 1851 and 1861 census, the cottage was known as Pen y Bont and from the 1871 census it was then listed as Pont Myfyrian.

The Hughes family lived in the cottage from 1851 to 1891. One of the Hughes sons, Robert Richard Hughes 1872-1957, was a renowned Presbyterian minister and author. His father worked as a plate layer on the railway. At some point, while the railway was being built the back window of the original Welsh cottage was added, as way of paying the railway workers their wages.

Location

The cottage, which backs onto the mainline Holyhead to London railway track, is located in an attractive rural setting on the outskirts of the picturesque village of Llangaffo that is well placed for many of the coastal and rural attractions to found on the island. Llangaffo is situated approximately 4 miles from the A55 Expressway, allowing rapid commuting throughout Anglesey to the mainland, pass through the university city of Bangor and much of the North Wales Coast towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway network. Just a little further on, the market town of Llangefni and its neighbouring communities offer a wide range of shops, essential services and recreational facilities, ensuring that your every need is well catered for.

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Agents Notes

The property is of stone construction under a slate roof.

Council Tax Band C £1878.88 2025/2026

Exact Location

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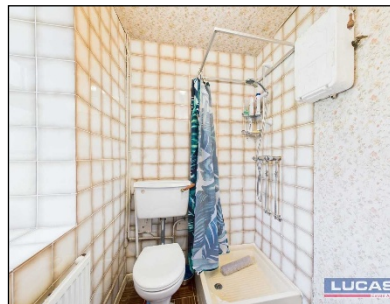
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

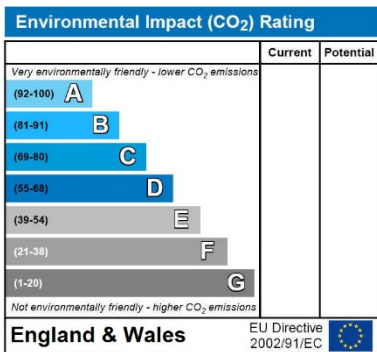
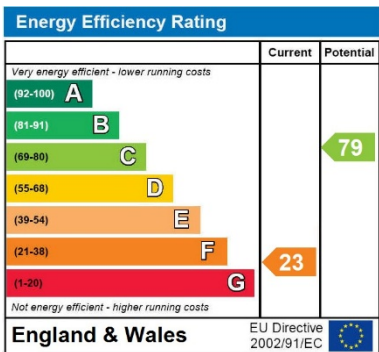
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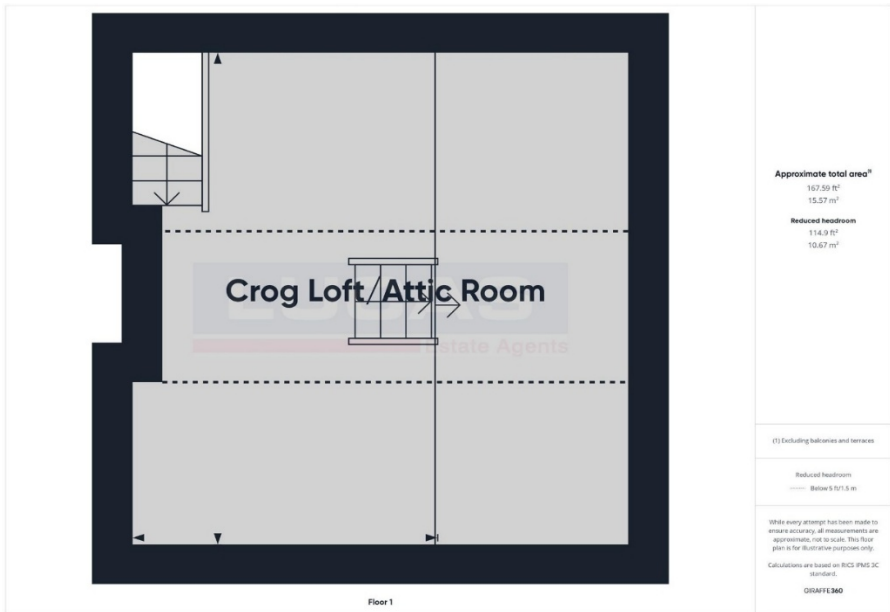


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<https://find-energy-certificate.service.gov.uk/energy-certificate/6800-5855-0122-1400-3453>

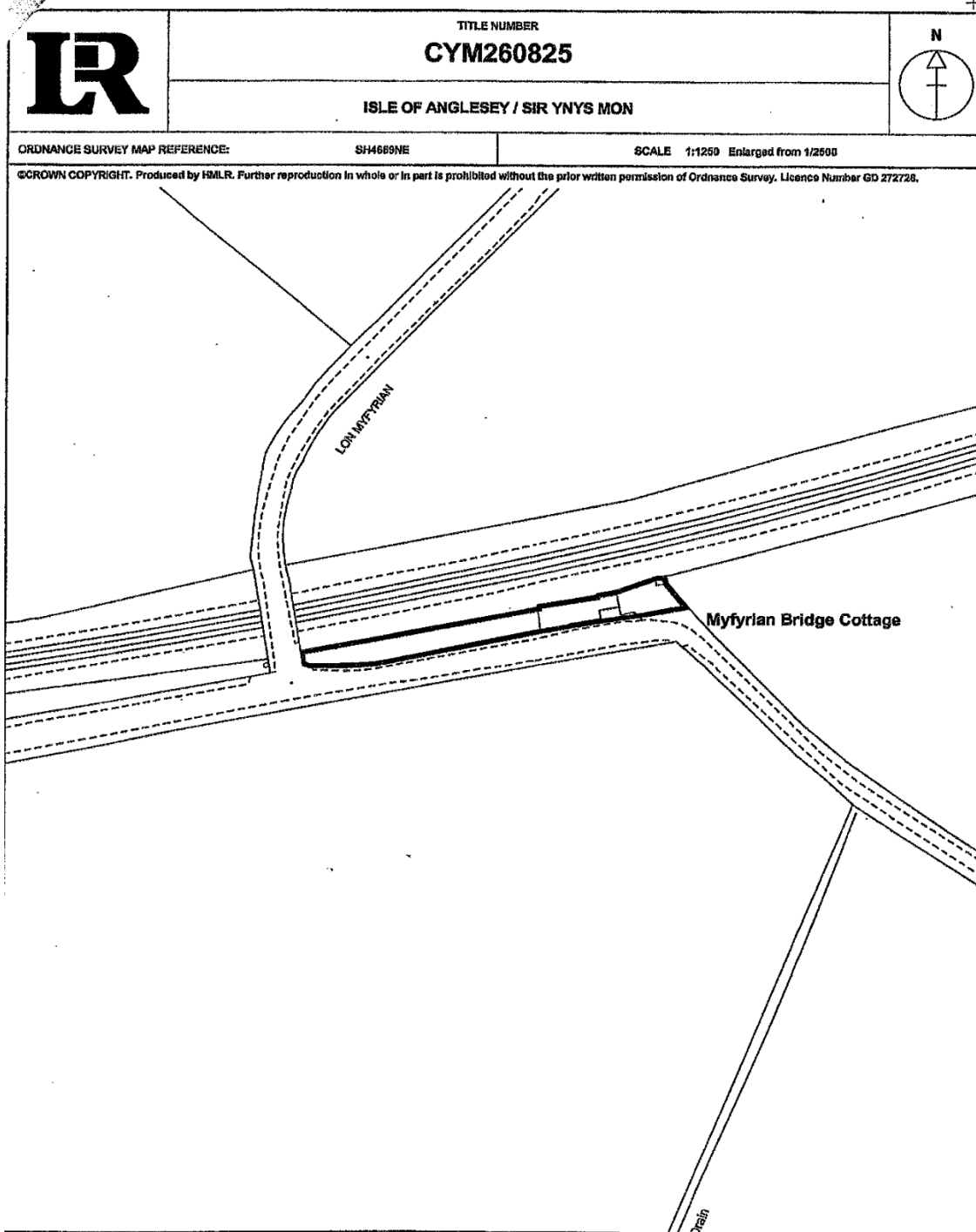
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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 1 December 2005 at 12:15:10. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 1 December 2005.

This title is dealt with by the District Land Registry for Wales.



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