



Glen Cottage Gwalchmai LL65 4PS  
 Freehold End Terrace  
 £179,950

- Well-Maintained End Terrace House Ideally Placed In The Village Of Gwalchmai Chain Free
- 3 Bedrooms/1 Bathroom/1 Reception
- Offers Off Road Parking & A Generous Tiered Rear Garden With Useful Outbuildings.
- New Roof 2021/2022
- Less Than 2 Miles From The A55. A Secondary School, Train Stations And Beaches Are All Within 6 Miles.
- EPC F; Council Tax Band B £1756.09 2025/2026; Broadband Up To 712 Mbps
- Services Mains Electric, Mains Water, Mains Drains Central Heating LPG Gas 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 Well-Maintained End Terrace House Ideally Placed In The Village Of Gwalchmai With Benefit Of A New Roof In 2021/2022 & Also Benefitting From No Onward Chain. The Property Offers Off Road Parking & A Generous Tiered Rear Garden With Useful Outbuildings. The Village Is Convenient Travelling Distance For The Market Town Of Llangefni, Offering Comprehensive Shopping And Most Essential Goods And Services, Whilst It Is Located Close To Village Amenities Including A Village Shop, A Pub (The Gwalchmai Hotel), A Doctor's Surgery, A Primary School (Ysgol y Ffridd), And A Community Hall And Less Than 2 Miles From The A55. A Secondary School, Train Stations And Beaches Are All Within 6 Miles.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into entrance hallway with meter cupboard, dado rail, coved ceiling stairs to first floor and doors leading off into living room/diner with dado rail, coved ceiling, fireplace and surround, window to rear aspect, windows to front and side aspect, L shaped kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel one a half bowl sink with mixer tap, space for free standing cooker with extractor over, space for washer, space for free standing fridge/freezer, complementary tiled splash back, dado rail, coved ceiling, quarry tiled flooring, window to rear aspect and door leading out to enclosed rear garden and storage buildings.

The first floor briefly comprises landing with dado rail, coved ceiling, access to loft space, frosted window to side aspect and doors leading off into bedroom 1 with dado rail, coved ceiling, windows to both front and side aspects, bedroom 2 with dado rail, coved ceiling, built in cupboard housing LPG gas central heating boiler, window to rear aspect overlooking the garden area, bedroom 3 with coved ceiling and window to front aspect, bathroom briefly comprising a panelled bath, built in shower cubicle with electric shower, low flush Wc, pedestal wash hand basin, complementary tiled walls and frosted window to rear.

### Externally

Off road parking to the front. To the rear is an enclosed yard with seating area that makes a great sun trap with two useful outbuildings with timber gate leading to side access and steps leading up to a generous tiered garden with flagged areas and established beds.

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### Location

The residence is centrally located in the village of Gwalchmai, which is well placed for many of the rural and coastal attractions to be found on the island. The A55 is only a short distance away, allowing rapid commuting throughout the Isle of Anglesey, to the mainland and beyond. Furthermore, the village is in convenient travelling distance for the market town of Llangefni, offering comprehensive shopping and most essential goods and services.

### Agents Notes

The property is of stone and cavity wall construction under a slate roof.  
New roof 2021/2022

Council Tax Band B £1756.09 2025/2026  
Broadband Up To 712 Mbps

### Exact Location

what3words ///hobby.drainage.pounces

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

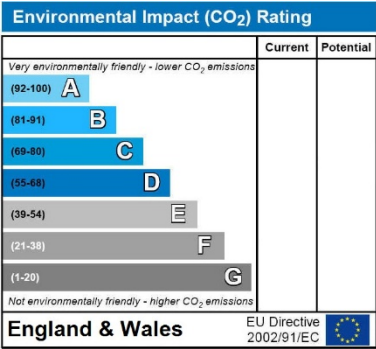
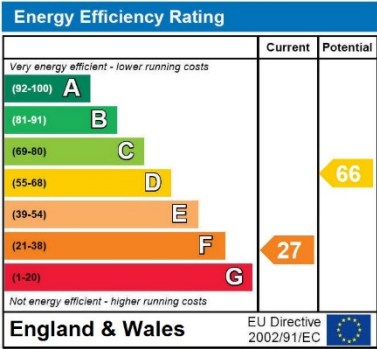
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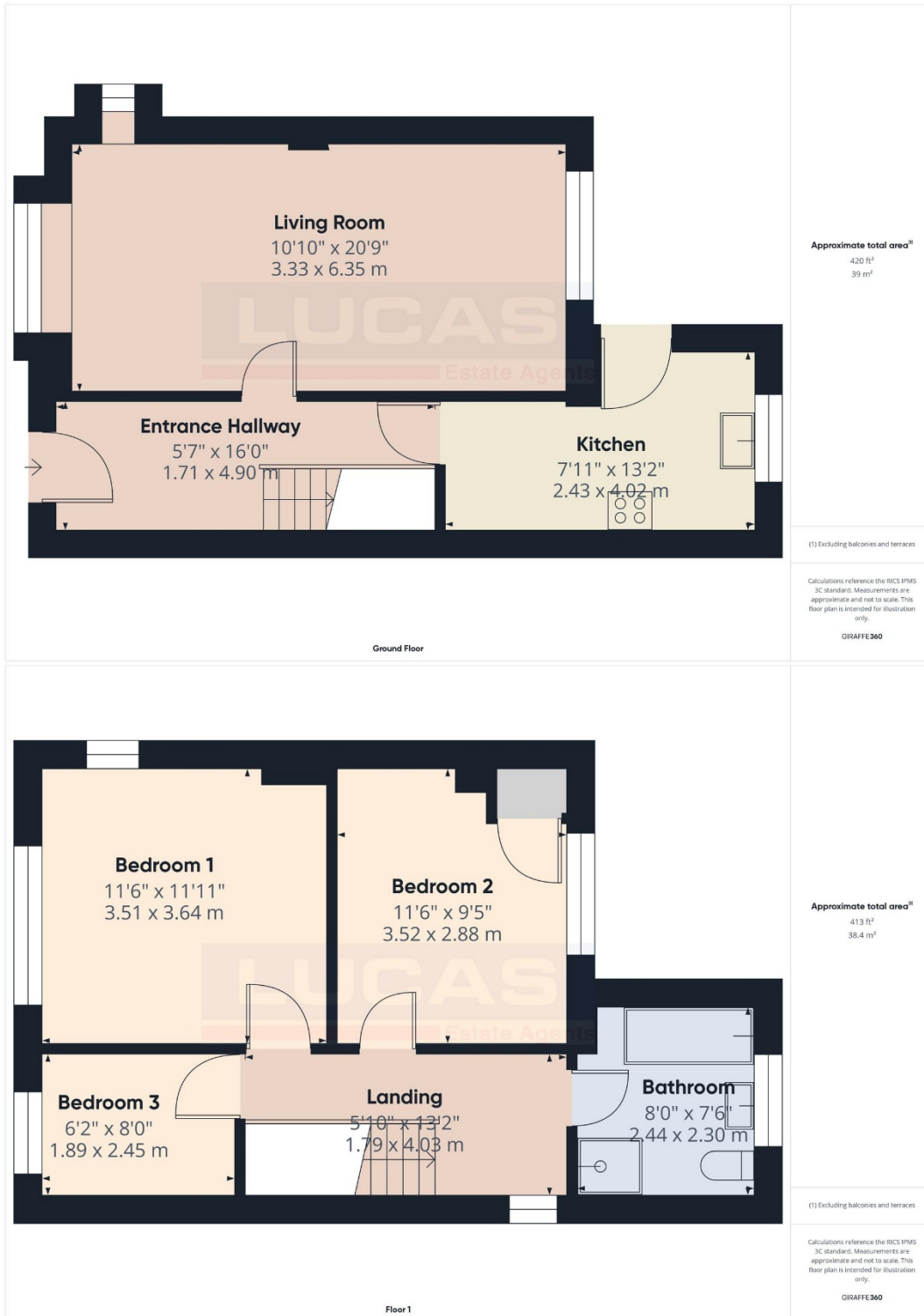
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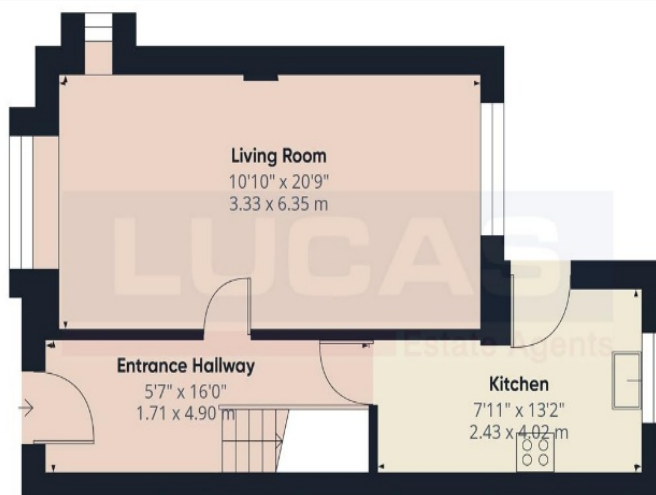
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
833 ft<sup>2</sup>  
77.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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