



Pen Yr Argau Dwyran LL61 6RH
 Freehold Cottage
 £236,950

- Beautiful Modernised & Extended Detached Cottage c1850 Retaining Its Original Charm
- 2 Bedrooms/1 Bathroom/1 Reception
- Fabulous Large South Facing Rear Gardens With Greenhouse & Further Storage, Extending Down To A Small Stream
- New Bathroom Fittings, New Oven, Adjoining Converted Utility/Home Office & Cloakroom & New Toilet + Sink
- Large Detached Garage/Workshop With Electric Roller Door & Ample Off Road Parking
- Newborough Warren And Beach On Its Doorstep As Well As The Popular Llanddwyn Island.
- EPC E; Council Tax Band C £1878 2025/2026; Broadband Up To 75 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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Property Summary

A Beautiful Modernised & Extended Detached Cottage c1850s Retaining Plenty Of Its Original Charm Throughout, Located On The Outskirts Of The Village Of Dwyran. The Cottage Offers Ample Off Road Parking And A Detached Garage/Workshop With Electric Roller Door & Is Set Within Fabulous South Facing Rear Gardens With Sun Trap Patios, Greenhouse & Storage Buildings Together With A Very Useful Adjoining Home Office/Utility/Wc Along With Established Lawned Areas And An Orchard Extending Down To A Small Stream Which Is Perfect For Nature Lovers. The Property Is Only A 10 Minute Drive From The A55 Expressway Giving Easy Access To Bangor, Holyhead And Boasting The Benefit Of Having Newborough Warren And Beach On Its Doorstep As Well As The Popular Llanddwyn Island.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into the lounge with a Inglenook fireplace with brick surround and wooden mantle housing a cream cast iron multi-fuel burner on slate raised hearth with recessed alcove to side, meter cupboard, sash double glazed window to front aspect, painted timber panelled ceiling, door off into the kitchen/diner with shaker style base and wall storage cupboards with complementary solid oak wood work surfaces over, ceramic single bowl sink with mixer tap, Neff eye level electric oven, electric hob with glass chimney style extractor over, space for tall fridge/freezer, low maintenance flooring, complementary tiled splash back, school style radiator, double glazed window to rear aspect overlooking the stunning patio and gardens, double glazed stable style door leading out to the rear patio area, gardens and adjoining utility/home office.

Continuing off the lounge is a door into the inner hallway that opens up into a lovely snug/bedroom 2 (currently used as a snug/music room but could be easily adapted back into a bedroom if required) with access to loft space, part tongue and groove panelling and a sash double glazed window to front aspect. Continuing off the hallway are further doors into bedroom 1 with a recessed area for wardrobe storage and a sash double glazed window to front aspect, newly fitted bathroom briefly comprising a built in shower cubicle with mains shower with low maintenance splash back, pedestal wash hand basin with low maintenance splash back and complementary tiled wall, low flush Wc, painted tongue and groove panelling, ceramic tiled flooring, ornate heated towel rail with radiator and double glazed window to rear aspect.

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Adjoining Utility/Home Office/Wc

Located Just off the patio area at the rear is this very useful multi-purpose room currently used as a utility/home office briefly comprising base and wall storage cupboards with complementary work surfaces over and an inset stainless steel single bowl sink with pillar taps, space for free standing washer, oil fired central heating boiler, skylight with retractable blind, door off into a Wc briefly comprising a back to the wall Wc, wall mounted wash hand basin with complementary tiling, low maintenance flooring and a frosted double glazed window to rear aspect.

Large Garage/Workshop

Electric roll up door, work benches, side door access to pathway at side of cottage, double glazed window to the side elevation giving views over patio garden, lighting and power.

Externally

To the front there is off-road parking for several cars bordered to the road with a raised seating area with a traditional stone wall bordering the boundary. A timber gate at the side of the cottage and garage takes you via a pathway to the rear with a recessed hard standing for the oil tank adjacent to the garage. The fabulous rear gardens include a greenhouse, patio area, water point, vegetable beds, pergola, two storage units, storage caravan and lawned gardens that extend down to the bottom of the garden where there are a selection of fruit trees, a labyrinth, a small stream and various seating area.

Location

Dwyran is a rural village located towards the south edge of the Isle of Anglesey. The village has a doctor's surgery whilst local amenities to include a convenience store, public house, fast food outlet, café and primary school can be found in nearby Newborough. This corner of the island offers fabulous scenery, wonderful sandy beaches and woodland at Newborough and Llanddwyn Island! Anglesey's coastal path also offers some 120 miles of coastline to enjoy.

Agents Notes

The property is of mainly stone construction under a slate roof together with cavity wall for the adjoining utility/home office & Wc
Loft - insulation
Euro drain fitted in front of the cottage.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2335-6625-2500-0372-0226>

Council Tax Band C £1878 2025/2026

Broadband Up To 75 Mbps

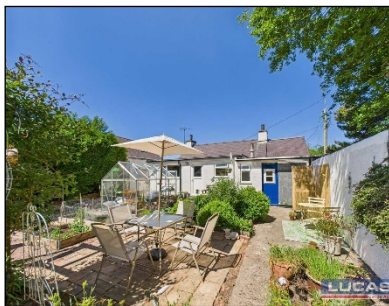
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Exact Location
what3words ///doctors.fights.testing

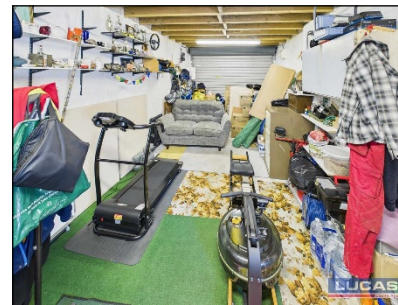
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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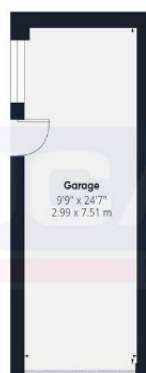
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Ground Floor Building 1

Approximate total area⁽³⁾936 ft²86.9 m²

Ground Floor Building 2

(1) Excluding balconies and terraces

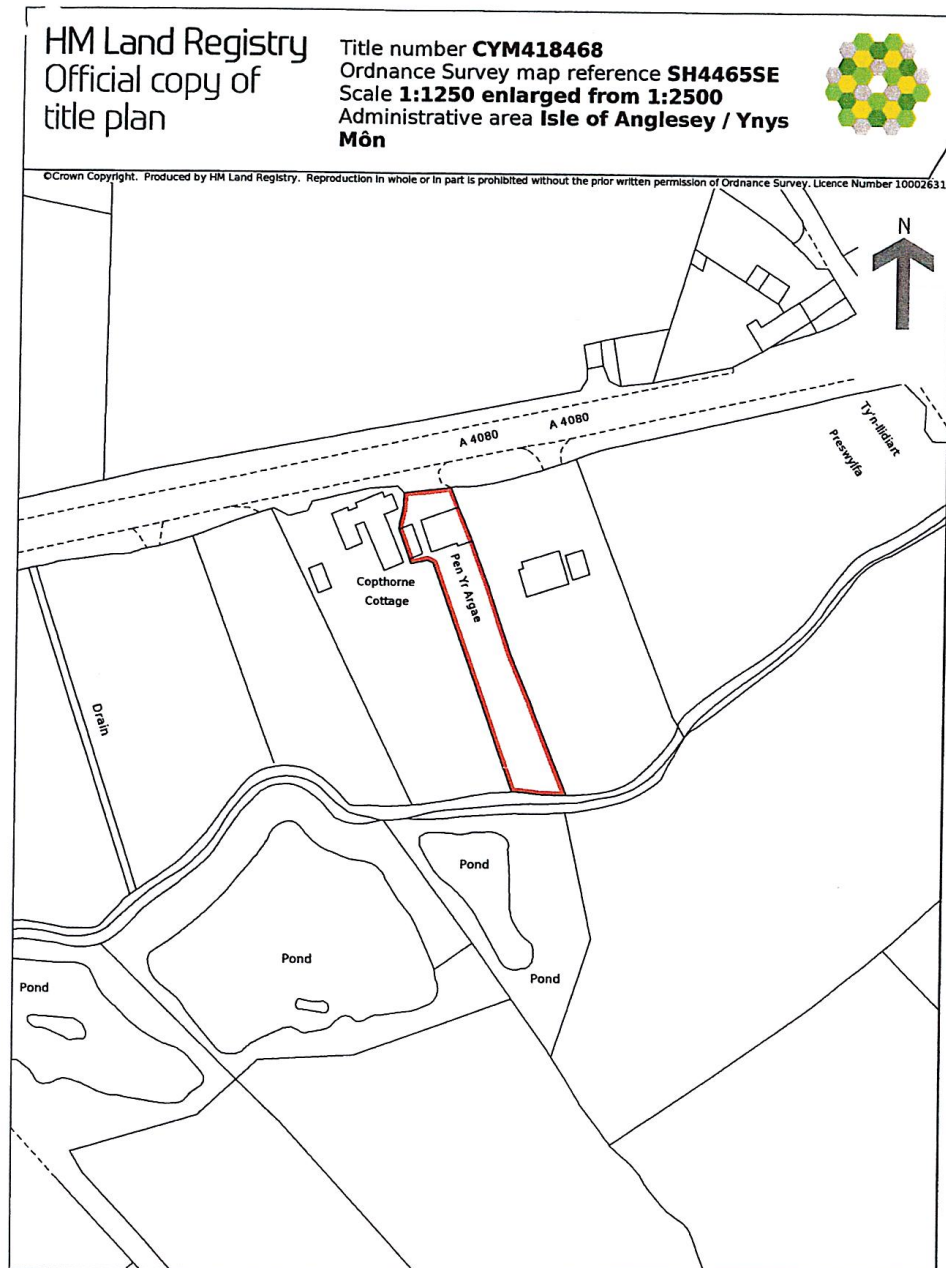
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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