



Morannedd Chapel Street Newborough LL61 6RU  
 Freehold Detached  
 £400,000

- Impeccably Presented Period Residence with Exceptional Sea & Mountain Views
- 4 Bedrooms 2 Bathrooms 3 Receptions
- Enclosed Garden With Patio/Pergola Seating Area
- Parking For Two Vehicles And A Car Port With Useful Overhead Storage.
- No Chain, Contents Available By Negotiation
- EPC F Council Tax Band E £2717.44 2026/2027; Broadband Up To 40 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric & Solar Panels & Photovoltaic System (3.32 kWp) including storage (10 kWh)

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

Morannedd is a beautifully appointed detached period residence that has been sympathetically extended and comprehensively modernised, whilst carefully preserving a wealth of original character features.

The property enjoys magnificent open views across the surrounding countryside, extending towards the Menai Strait and Snowdonia mountain range beyond, creating a striking and ever-changing backdrop.

The house has been upgraded to combine period charm with modern efficiency, including uPVC wood-effect double glazing, an electric central heating system controlled remotely via Nest, and a solar-assisted hot water system, together with installation of a photovoltaic system (3.32 kWp) including storage (10 kWh) in 2023.

### Accommodation

The accommodation is both generous and highly adaptable, arranged to suit modern family living as well as guest accommodation.

The ground floor opens via a welcoming entrance hall, leading to a well-proportioned lounge featuring a multi-fuel stove and French doors, allowing for excellent natural light and connectivity to the principal living spaces.

At the heart of the home lies a well-appointed kitchen/dining room, thoughtfully arranged in two distinct zones. The kitchen is fitted with a comprehensive range of cream units, integrated appliances and breakfast bar, centred around a charming inglenook-style fireplace housing a second multi-fuel stove. The adjoining dining area provides ample space for entertaining and opens into a south-facing sun lounge, creating a seamless flow between internal and external living.

A particularly characterful snug sits beyond, featuring a vaulted ceiling and attractive decorative open fireplace with further French doors providing additional access to the gardens.

Further practical ground floor space includes a utility/laundry room, shower room, and a double bedroom with an inglenook-style feature alcove, offering ideal guest or single-level living potential.

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## First Floor

The first floor continues the home's sense of space and character, comprising three further bedrooms, all enjoying individual charm.

Of particular note is a twin bedroom with French doors opening onto a balcony, perfectly positioned to take full advantage of the far-reaching views.

A well-proportioned family bathroom completes the accommodation.

## Externally

The property affords iron gates leading to a block-paved driveway, providing parking for two vehicles and a car port with useful overhead storage.

To the front of the property, a low-maintenance paved area offers an attractive and welcoming entrance, while the rear garden offers a lawned area with planted borders to create a private and enclosed space ideal for relaxation and entertaining. Additionally paved seating terrace with timber pergola, and additional storage via two timber garden sheds.

## Location

The village of Newborough lies on the edge of the renowned Newborough forest in the southwest corner of Anglesey. Close by is Llandwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day.

## Agents Notes

The property is of stone construction under a slate roof.

Installation of a photovoltaic system (3.32 kWp) including storage (10 kWh) in 2023.

Council Tax Band E £2717.44 2026/2027

Broadband Up To 40 Mbps

## Exact Location

what3words ///games.pave.assure

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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

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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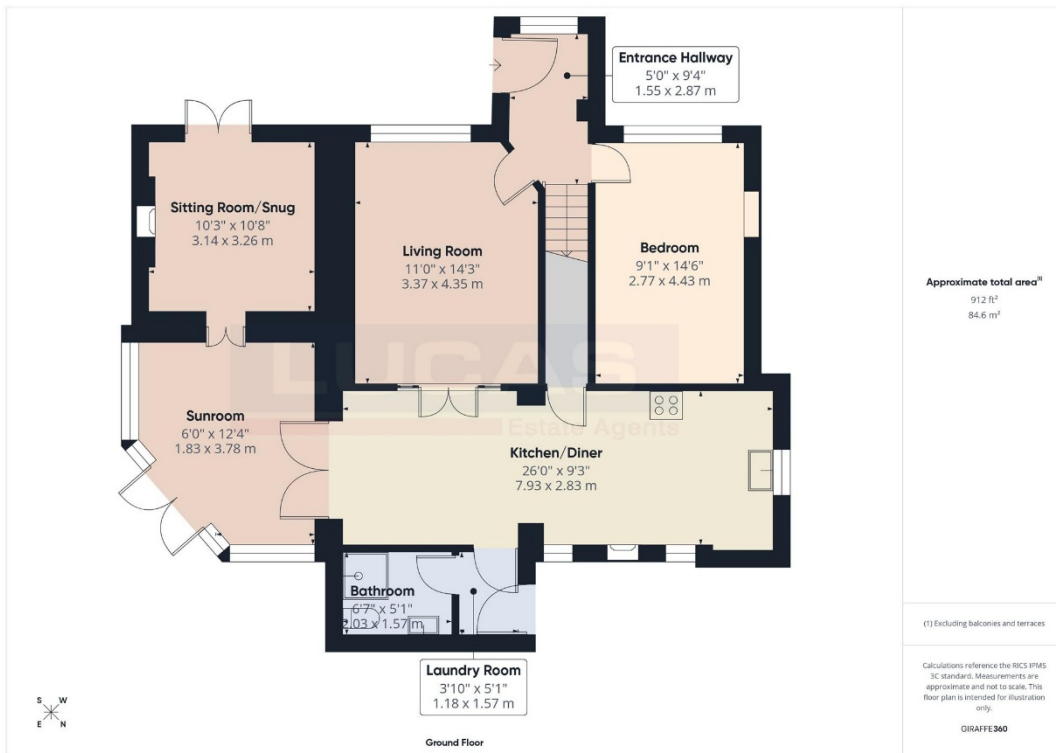


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>60</b>
		<b>22</b>	
<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/2836-3525-1600-0906-2296>



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**Approximate total area<sup>(1)</sup>**  
1379 ft<sup>2</sup>  
128 m<sup>2</sup>

**Balconies and terraces**  
91 ft<sup>2</sup>  
8.5 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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