





Capel Gwyn, Isle Of Anglesey - £765,000

 **Rhosneigr Property**
RHOSNEIGR'S LOCAL ESTATE AGENT

Ty Gwyn Capel Gwyn, Bryngwran
Isle Of Anglesey LL65 3RT

Key features

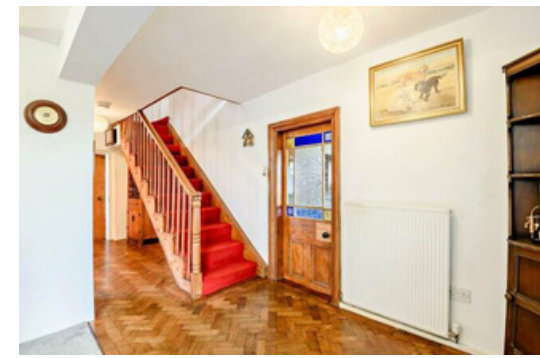
- 6 bedroom detached period home dating back to 1800's
- Fabulous countryside and mountain Views
- Huge storage area ideal for cars, boats etc
- 3 miles from the popular coastal village Rhosneigr
- 2 existing outbuildings including a double stable block plus car port.
- Gated entrance leads to parking area for several cars
- Large plot occupying 1.28 Acres of land
- Potential to acquire more neighbouring land

Ty Gwyn is a charming 19th century 6 bed detached property. Nestled in the hamlet of Capel Gwyn, it lies right in the heart of Anglesey. The former convenience store/post office boasts 1.28 acres of land, as well as a double stable, ideal if you're interested in keeping horses or converting the stables into accommodation (subject to planning consent).

This characterful home is blessed with fabulous views of the countryside and Snowdonia mountains and its tranquil, secluded grounds have been beautifully maintained. There is a generous 286sqm floor space across the property which includes an 8m x 8m Garage/Workshop. Whether cars or boats are your thing, there's plenty of space for toys! There's also an existing static caravan with services that previously generated a holiday-let income for the owners. The loft rooms are in need of some tlc but if you have vision, there is huge potential, not just to add value, but to maximise those incredible views. Ty Gwyn has ample parking and is just 3 miles from the popular seaside village of Rhosneigr. A rare find on the island!



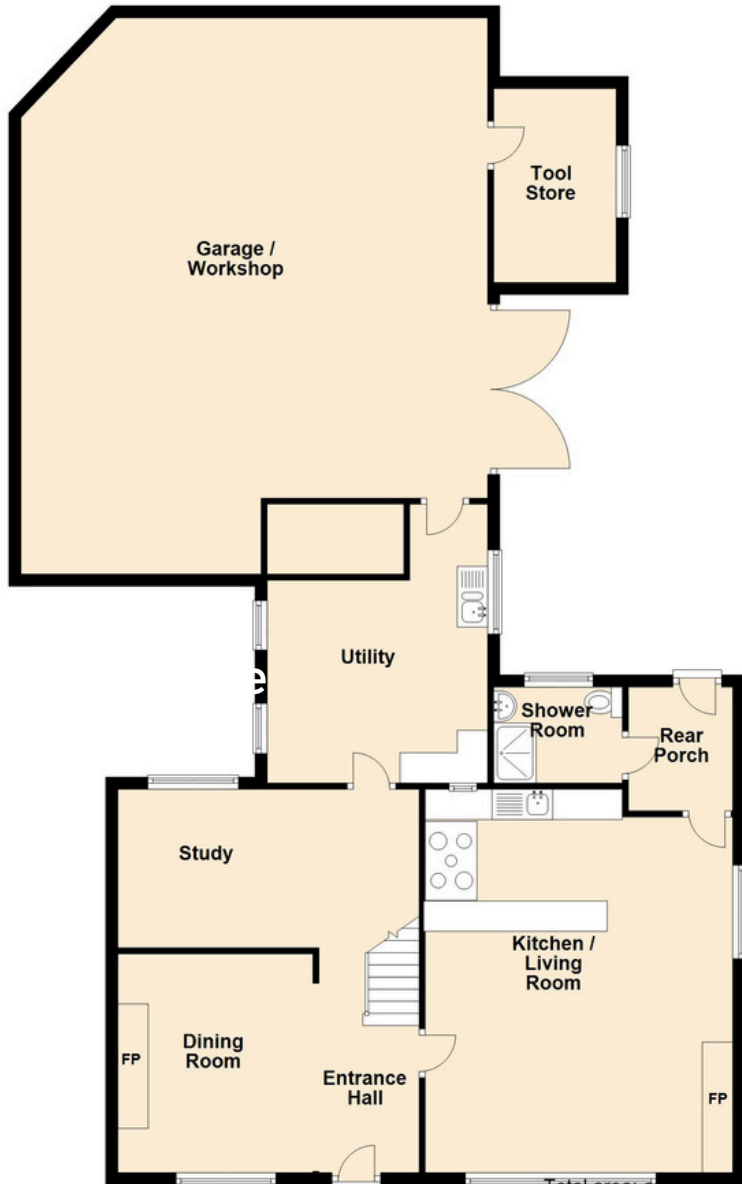






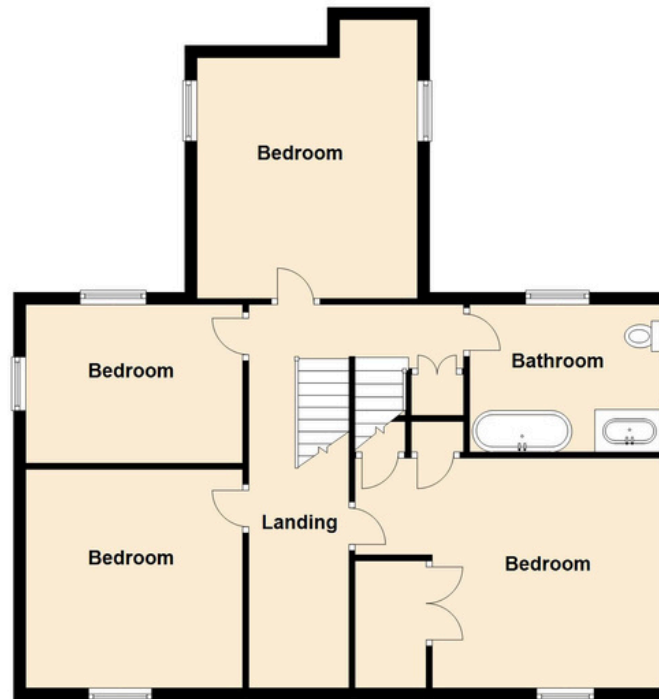
Ground Floor

Approx. 159.2 sq. metres (1713.8 sq. feet)



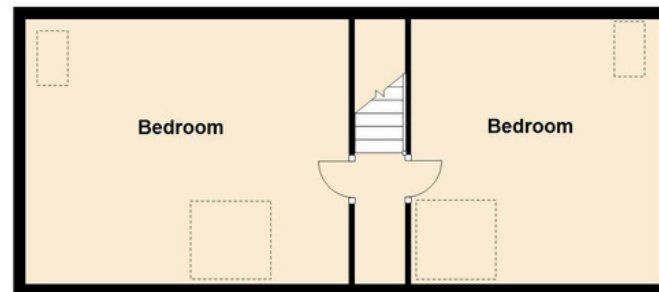
First Floor

Approx. 81.7 sq. metres (879.0 sq. feet)



Second Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 206.6 sq. metres (3084.7 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Accommodation

Ground Floor

Entrance/Dining room 5.49m x 3.10m
Study 2.61m x 5.50m
Kitchen/ Living space 5.00m x 6.44m
Rear Porch 1.30m x 2.00m
Shower Room 1.98m x 1.59m
Utility Room 3.35m x 3.60m
Garage/ Workshop 7.93m x 8.22m
Tool Store 2.10m x 3.17m

First Floor

Bedroom 1 4.97m x 3.79m
Bedroom 2 3.65m x 3.66m
Bedroom 3 3.69m x 2.63m
Bedroom 4 3.90m x 3.64m
Bathroom 2.56m x 3.12m

Second Floor

Bedroom 5 3.97m x 3.80m
Bedroom 6 5.58m x 4.30m

Outdoor

Double Stable Block 8.10m x 4.55m
(With water and electric supply
28ft Static Caravan with attractive
letting potential
Barn and Workshop
Potting Shed
Total of 1.28 acres plot



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

