



RE/MAX

PROPERTY HUB



Ty Ni Bryn Du, Ty Croes, LL63 5SP

£775,000

The Property is located in a private location at Llanfaelog on Anglesey, the property comes in two parts, the main house consists of 4 double bedrooms, 4 bathrooms, 2 reception rooms, sun room, the property also comes with a detached self contained annex, which has 6 bedrooms and is a succesfull holiday let business. The Property boast space all over with all double plus bedrooms in the main house, and all of which with their own en suite, this is a great purchase and can be a wonderful home.

Full Description

Tenure – FREEHOLD

Location - Y FELINHELI. Bangor 3 miles; Caernarfon 5 miles; Llanberis 6 miles. Y Felinheli, formerly known as Port Dinorwic, is situated on the beautiful Menai Strait between the historic town of Caernarfon and the cathedral city of Bangor. Home to a small, established yachting marina with an interesting lock (allowing boats to enter or leave before cruising down the Straits to the open sea), this small village also has a couple of pubs, a restaurant and cafe in the dock area, a shop and Post Office, a beautician, a hairdresser and several great restaurants on the nearby Island of Anglesey. Visitors to this lovely region are spoilt for choice, with stunning Snowdonia, the beautiful Llyn Peninsula, or the sandy beaches of the Isle of Anglesey all within easy reach.

PLANNING CONSENT - Detailed Live Planning Consent for vehicular access, construct of a new footpath, 8 Luxury Executive 3 Storey Detached Homes with Integrated garage, off road parking and private secure individual plots. Eight Detached houses (Has previous planning for semi or blocks of flats)

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The Developments - This private gated development will be very luxury with each house having access to the water ways for the residents of Quay Side only, the scheme consist of 8 executive three storey detached homes all with superior view.

The Plot Configuration - "The Property Consists of Three double bedrooms" See Enclosed Planning

GROUND FLOOR

Integrated Double Garage with Automated Up and Over Utility Room Store / Wet Room (Optional)

FIRST FLOOR

OPEN PLAN LIVING - Kitchen and Breakfast Area; Dining Area; Lounge Area; Large Balcony; Bedroom 3; Family Bathroom

SECOND FLOOR

Master Bedroom (Full Height ceiling windows), Master En Suite; Bedroom 2, Bedroom 2 En Suite

SERVICES

We are informed by the seller that each plots will come with services and thus benefits from Mains Water, Gas, Electricity and Drainage. Heating Proposed: Gas Central Heating can be provided at customer choice.

Floor Plan

GROUND FLOOR
2250 sq.ft. (209.1 sq.m.) approx.



1ST FLOOR
1768 sq.ft. (164.3 sq.m.) approx.



TOTAL FLOOR AREA: 4018 sq.ft. (373.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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