



RE/MAX

PROPERTY HUB



Ty Coch Ffordd Caergybi, Llanfairpwllgwyngyll, LL61 5UX

Guide price £650,000

Ty Coch is a most distinctive and substantial detached residence being late Victorian and standing in a prominent position in the centre of the this village. Convenient for all local amenities. Within its own grounds extending to $\frac{1}{2}$ an acre or thereabouts. It was the home of the late Sir John Morris-Jones the well-known Welsh Language teacher and subsequently occupied by his family.

The construction of the building is based on the 'Red House' in Essex - 'Arts and Crafts Movement'. The accommodation is commodious on three floors having most interesting original features. Presently temporarily divided into two parts with oil and economy 7 electric heating.

Full description

TENURE - Freehold

Location - Llanfairpwll

Llanfairpwll is a popular residential village, enjoying the enviable reputation of having Britain's longest place name — Llanfairpwllgwyngyllgogerychwyrndrobwlllantysiliogogoch.

The village is situated close to the Menai Strait and A55 expressway. Llanfairpwll has a good range of amenities which include supermarkets, several local shops and businesses, 2 pubs/restaurants, a post office, petrol station, dental surgery, train station and primary school whilst a secondary school lies in the neighbouring town of Menai Bridge.

PROPERTY CONFIGURATION

GROUND FLOOR - Open Porch Entrance with a red tiled floor and wall light leads to a solid oak door. Opening to Vestibule with a red tiled floor and wall light. Reception Hall with an imposing brick fireplace with tiled hearth, feature beaten copper Dragon (the work of the late Sir John Morris-Jones), radiator, telephone point, oak strip flooring, timber panelled ceiling. Staircase to First Floor. Sitting Room / Bedroom with a tiled fireplace having a mirrored surmount, wash hand basin, radiator, panelled ceiling. Dining Room with an interesting fireplace, radiator, coved ceiling. Inner Hall with doors to both the Dining Room and Kitchen. Kitchen / Breakfast Room with electric cooker switch and power points, oil central heating boiler, radiator, red tiled floor. Cupboard with factory lagged cylinder having an electric immersion heater. Walk-in Pantry with cupboard and shelving and a red tiled floor. Scullery with stainless steel sink unit, electric geyser, plumbing for washing machine, red tiled floor, external door. Rear Hall with a red tiled floor, radiator, under stairs cupboard. Sitting / Play Room Window to the rear spacious room Separate WC Low Level WC and Wash Hand Basin

FIRST FLOOR - Landing with radiator. Study / Bedroom with a handsome red brick fireplace with a tiered surmount and tiled hearth, fitted bookshelves and cupboards, radiator. Bedroom 3 with a small fireplace and radiator. The remaining accommodation on the First Floor which leads to the Second Floor is divided by a temporarily fitted door and side panels. From this Inner Landing Area where there is electric storage heater, linen cupboard and an understairs area there is access via an external uPVC door leading to steps and the rear garden. Kitchen (2) with a wealth of fitted matching base and wall cupboards, 1 ½ bowl stainless steel sink unit, part tiled walls, Neff electric oven and hob, fridge/freezer, plumbing for dishwasher, power points, Airing Cupboard with electric immersion heater within a factory lagged cylinder. Sitting Room / Bedroom 1 the room is appointed with the original most interesting built-in furniture of wardrobes and cupboards with bevelled

glass, fireplace with mirror surmount, window seat with box storage, electric storage heater. Bedroom 2 with fireplace, vanity unit, coved ceiling. Shower Room & WC with a double fully tiled cubicle, vanity unit. Separate WC with wash hand basin. From the Landing a staircase leads to the Second Floor of Loft Rooms.

SECOND FLOOR - Bedroom 4 with dormer window, built-in cupboards and electric storage heater. Bedroom 5 with window to front elevation, eaves cupboards. Bedroom 6 with window to rear elevation, eaves cupboards.

OUTSIDE - The well-established garden grounds surrounded by stone walling extend to ½ an acre or thereabouts to include a service roadway running along the rear boundary which also provides access for other properties. The gardens are south facing. The front vehicular entrance leads to a large parking and turning area. Attached Garage 20' x 13' having an electrically operated remote control up and over door, electric supply, rear personal door. There is an enclosed rear yard with WC, Wash House, Store Shed housing the oil central heating tank. Double gateway leading on to the rear service road. Also to the side of the property are large rainwater storage tanks.

(Caravan NOT INCLUDED)

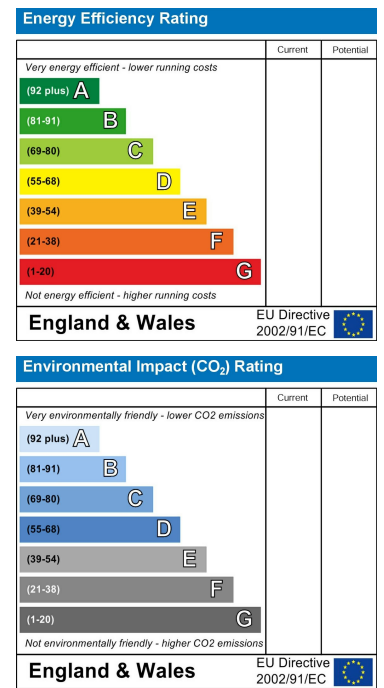
Floor Plan



Area Map



Energy Efficiency Graph



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