



# RE/MAX

## PROPERTY HUB



### **Swyn Medi , Gaerwen, LL60 6LE**

### **Offers in the region of £400,000**

Sold With No Onward Chain

Ready To Move In Dormer Bungalow Located in the village of Pentre Berw just off the A55; Location, Location and Location is the saying, therefore we ask you to look at SWYN MEDI; this deceptively spacious home comes with 4 double bedrooms, 2 spacious reception rooms both with open fire means, 2 bathrooms, and a brand new Kitchen, this home is a ready to move in occupies a large plot where there would be in our eyes development potential subject to necessary findings. This property comes with vast options, with a spacious detached garage, and a linked outside utility / boiler room, outside WC, the property is a ready to move in in our eyes and is available for a great value.

## Full description

### LOCATION - PENTRE BERW

Llangefni, 3.3 miles; Newborough, 5 miles; Llanfair PG, 4.2 miles; Rhosneigr, 12.5 miles.

The inland village of Pentre Berw is ideally situated 4 miles from the beautiful Menai Straits, on the road to Newborough with its fantastic beaches and forest walks, on the south coast of the delightful Isle of Anglesey. Only 4 miles away, discover the magnificent Llanddwyn Beach, 3 miles of golden sands boasting stunning walks and striking views across the glistening sea toward the Welsh mountains of Snowdonia, or explore the fascinating National Nature Reserve, renowned for its colourful birdlife, whispering forest and huge sweep of marshes and dunes. The National Trust's Plas Newydd country house and gardens is a short drive and well worth a visit. Just 9 miles away, the historic town of Beaumaris, with its medieval castle and Victorian pier, offers a good selection of shops, restaurants and pubs, whilst the whole of the island boasts superb watersports, fishing, diving, cycling and walking opportunities. The RSPB marsh lands are at the foot of Pentre Berw and have become a must for birdwatchers, walkers and cyclists. The foot/cycle tarmac pathway is enjoyed by many and stretches from the picturesque Cefni Lake Reservoir all the way to Malltraeth, with Pentre Berw situated midway with easy access. Anglesey is proud of its modern motor sport racetrack venue, Trac Mon, near to Rhosneigr for both competitors and spectators alike. The nearby village of Llanfairpwllgwyngyllgogerychwyrndrobwyllyllantysiliogogoch only 3 miles away and boasts the longest village name in Britain. A wonderful location for a varied and enjoyable holiday.

### PROPERTY CONFIGURATION

**GROUND FLOOR** - Storm Porch, Reception Hallway, Living Room, Sitting / Dining Room, Kitchen / Breakfast Room, Bedroom 1, Bedroom 2, Bathroom

**FIRST FLOOR** - First Floor Landing, Bedroom 3, Bedroom 4, Cloakroom / WC

**OUTSIDE** - To The Front: Large Garden Area which is mainly lawned with plenty of seating means, stairs to the upper patio area which has superior views over this large plot, pathway that surrounds the property with large driveway that reaches around to the rear of the property. To The rear: Spacious rear garden, green house with vegetable areas; with vast amount of seating area, the property comes with a detached garage etc.

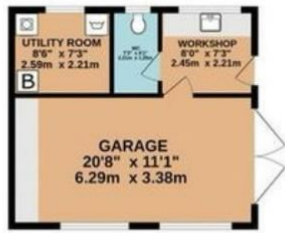
**OUTBUILDINGS** – Garage, Utility Room, Storeroom, WC

**SERVICES AND HEATING** - Services - Mains electricity, water and drainage. Heating - Oil Fired Heating. Broadband - Super-fast Fibre Broadband

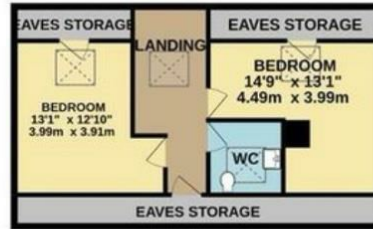


# Floor Plan

GROUND FLOOR  
1223 sq.ft. (113.7 sq.m.) approx.

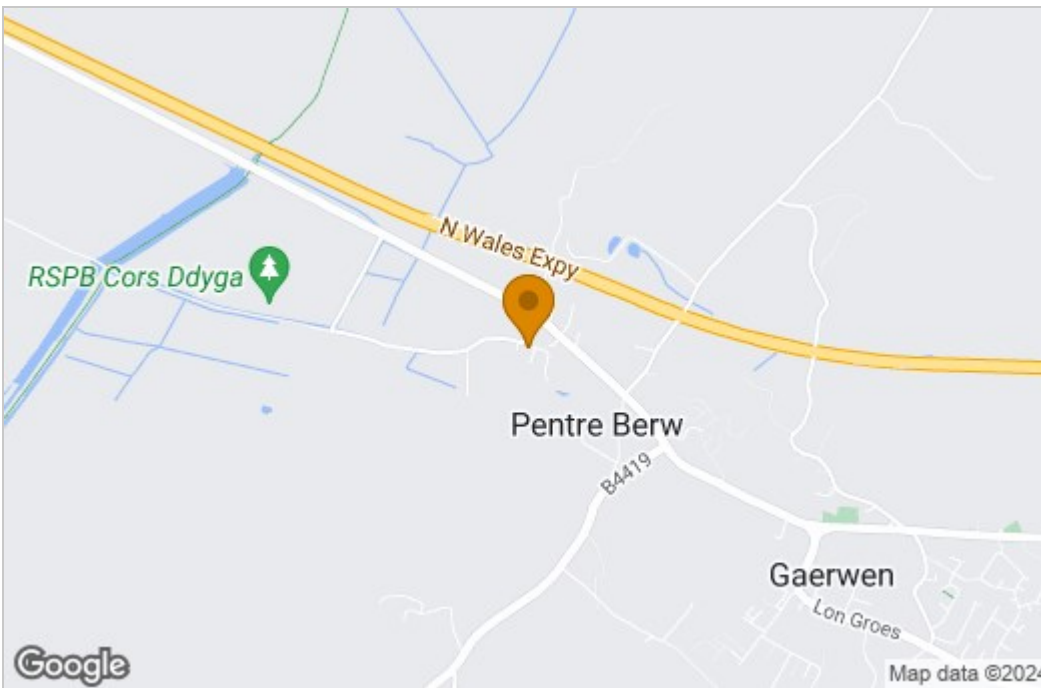


1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1801 sq.ft. (167.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards 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.

# 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			75
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F		34	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.