



# RE/MAX

## PROPERTY HUB



## **Glynllifon Traeth Bychan Heights, Marianglas, LL73 8PL**

### **Offers over £600,000**

THE WAIT IS OVER - Don't miss out, register your interest now.

STUNNING GLYNLLIFON DEVELOPMENTS - Plot 1

These Stunning new developments named as GLYNLLIFON at TRAETH BYCHAN which consists of 18 NEW BUILD Properties, of which 9 are Luxury Spacious Apartments, and also 9 Stunning Town Houses all of which have far reaching sea and mountain views and will no doubt receive a huge amount of interest. The development is beautifully located, in an elevated position above Traeth Bychan, a popular with the water sports community and having its own yacht club, only a few minutes outside the highly sought after seaside village of Benllech. RE/MAX Property Hub – North Wales is delighted to introduce this exclusive offer to the open market, first come first served to have your own piece of tranquillity.

## Full Description

### LOCATION - MARIANGLAS

Quaint and peaceful hamlet between Moelfre and Benllech on the east coast of Anglesey. Take a short stroll to Traeth Bychan with its popular beach and cafe. You can hire a kayak and take in the sights of the bay. Nearby Benllech and Moelfre are a short drive away. Easy accessible to the Coastal Path, you could head off to Lligwy Beach, or pop along to see the old Roman ruins and the Neolithic Burial Chamber. Head over to Beaumaris or Menai Bridge for some lovely shops and fab places to eat.

**DEVELOPMENTS LOCATION** - Traeth Bychan is smaller and less known bay, with a beautiful sandy beach, with easy direct sea access off the main slipway. The bay has a cafe, convenience shop, boat storage and the Parciau Arms is only a short car drive away. Benllech or Moelfre are two popular seaside villages less than five minutes' where you will find a large range of amenities including more beaches, shops, convenience stores, supermarkets, cafes, bistros, restaurants, a golf course and a large medical centre. Benllech is easily accessible on the A5025 and is just over fifteen minutes car journey to the A55 and is less than an hour and a half to many parts of Cheshire and The North West.

### PROPERTY CONFIGURATION

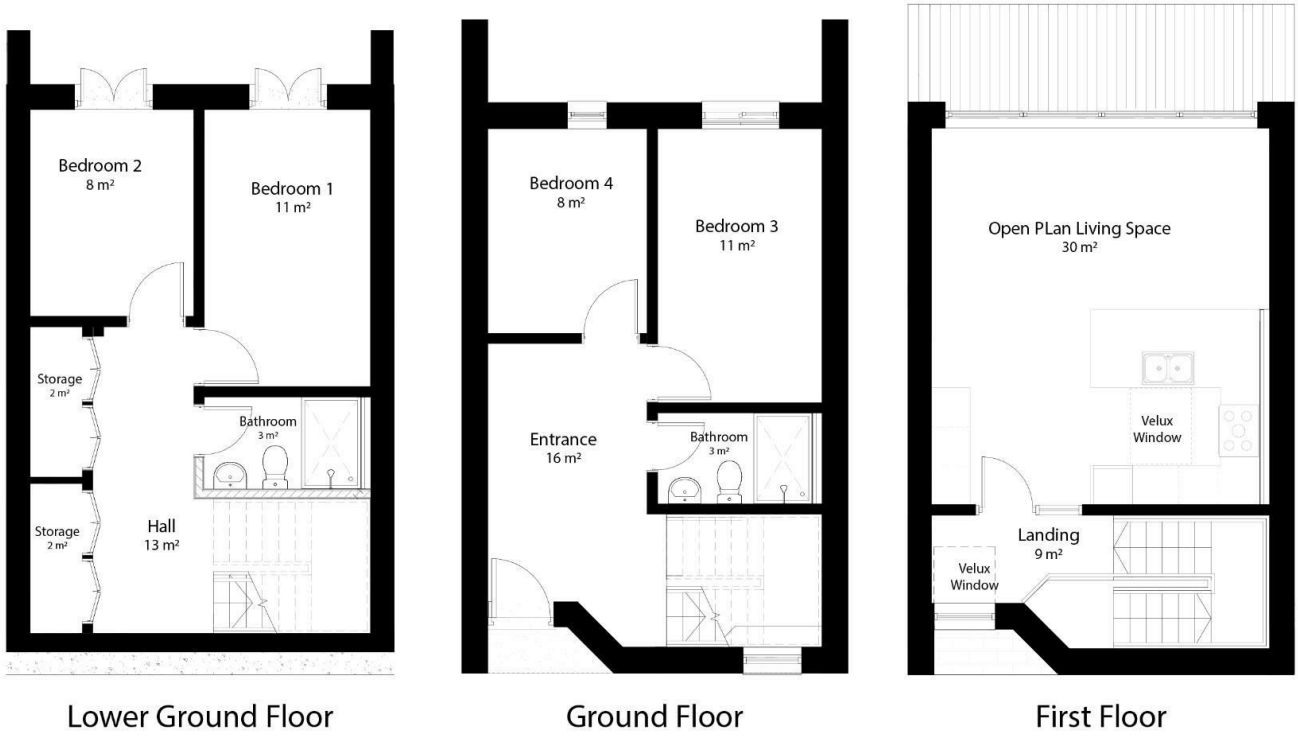
Lower Ground Floor – Hall, Storage Rooms, Bedroom 1, Bedroom 2, Bathroom.

Ground Floor – Entrance Hall, Bedroom 3, Bedroom 4, Bathroom.

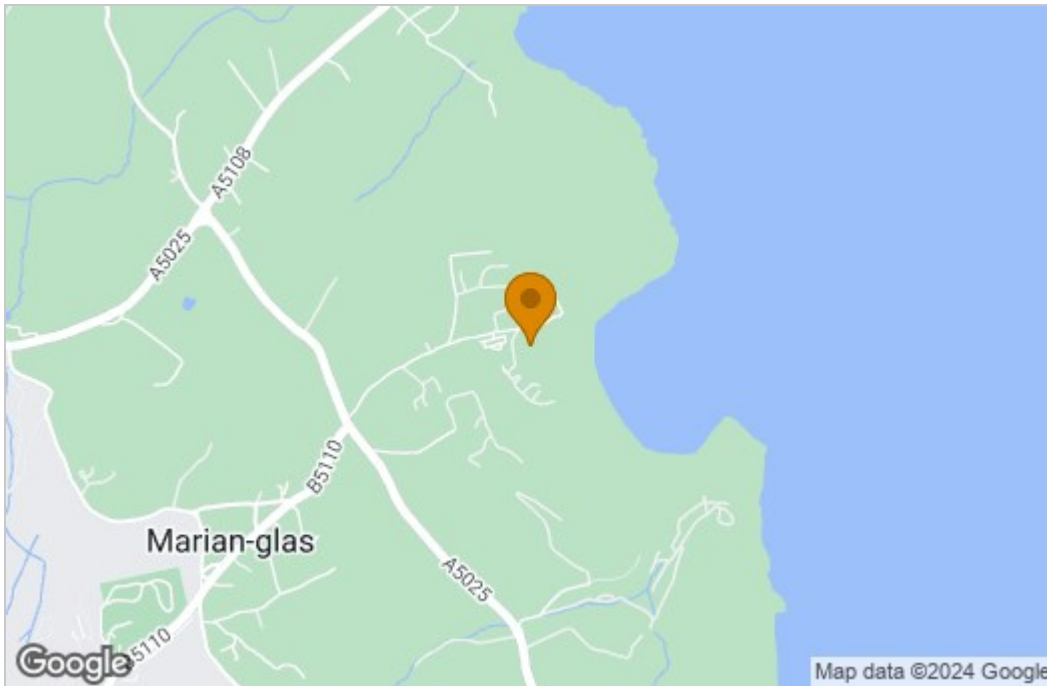
First Floor – Landing, Open Plan Living Space (Kitchen / Dining Room / Living Room).

**BENEFITS** - These impressive luxury Townhouses will be gated, within this exclusive development and benefit from generous and secure off-road parking. The properties will be constructed to a superior standard high specification kitchens and bathrooms, double glazing, central heating, large off-road parking bays, attractive grounds.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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