

EPC Awaited



The Townhouses, Traeth Bychan Heights
Traeth Bychan, Marianglas, Anglesey LL73 8PL

Guide Price £550,000

IAN WYN-JONES
REAL ESTATE AGENT





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Exciting new build gated holiday complex, located above Traeth Bychan and convenient for the seaside village of Benllech

Traeth Bychan is a smaller and less known bay, with a beautiful sandy beach and easy direct sea access off the main slipway. The bay is very popular with water sport enthusiasts and has a cafe, shop, boat storage and is a short car journey to Marianglas and The Parciau Arms.

Benllech and Moelfre are two very popular seaside villages, both less than five minutes drive in the car, where there are a large range of amenities, including; several beaches, access to the coastal path, supermarkets, shops, restaurants, bistros, cafes, a new medical centre and a golf course.

The development is easily accessed off the A5025 and just over twenty minutes drive to the A55, less than thirty minutes to Snowdonia and an hour and half to Cheshire and the North West.

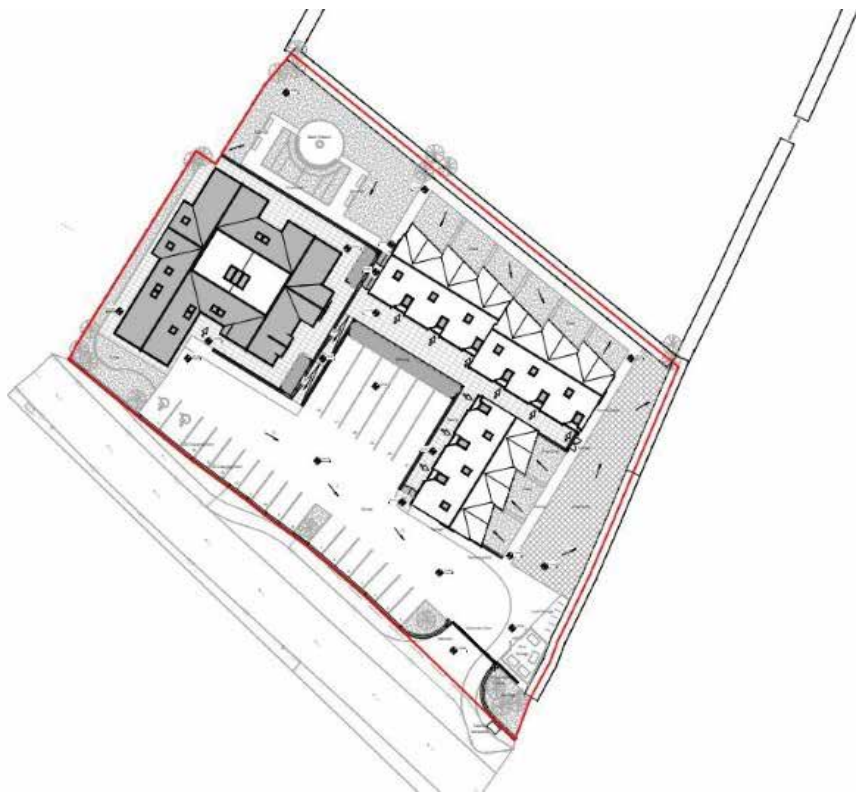
Available to reserve now!

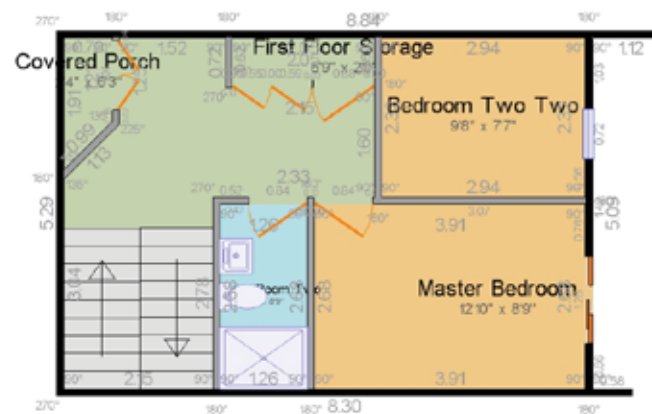
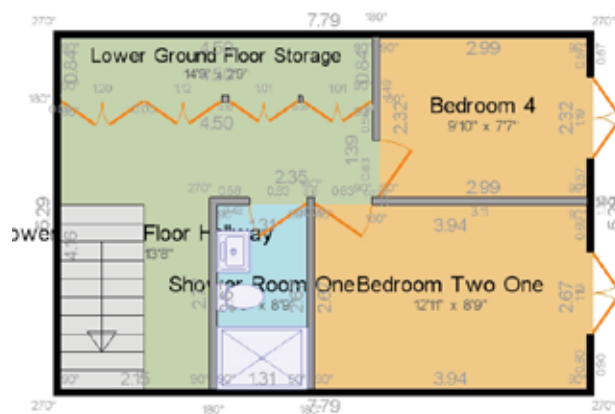
This long awaited development, will command stunning and far reaching sea and mountain views and will no doubt receive a huge amount of interest. This development is beautifully located in an elevated position above Traeth Bychan, a smaller beach popular with all kinds of water sports, boasting it's own yacht club and only a few minutes drive to the desirable seaside village of Benllech. These impressive, luxury townhouses will be gated within this exclusive development and will benefit from generous and secure off road parking. The slip level accommodation is layed out over three floors, ground floor comprising of an entrance hallway, with storage, two bedrooms with balconies and a shower room. The lower ground floor affords an inner hall, with storage, two further bedrooms and a shower room. The first floor comprises of a large open plan 'live in' lounge and kitchen dining room, with full width balcony to take in the fantastic sea and mountain views.

The properties will be constructed to an exacting standard and will include high specification kitchens and bathrooms, double glazing, central heating, generous off road parking, attractive communal grounds, all well suited to a high end holiday investment or second home holiday retreat.









Total approx floor area: 123.4 m² (1327.9 ft²)
 Level B1 38.8 m² (417.6 ft²)
 Ground Floor: 38.5 m² (413.9 ft²)
 1st Floor: 46.1 m² (496.3 ft²)



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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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