



Ty Canol  
Malltraeth | Bodorgan | Gwynedd | LL62 5BA

FINE & COUNTRY

# TY CANOL

*An incredible blend of rural, coastal living. From stunning forests to breathtaking beaches, Ty Canol has it all right on the doorstep. Sitting in about two acres of gardens and grounds, Ty Canol offers contemporary style and flexibility, the perfect home for a family, retiring couple or shrewd investor.*



### **Welcome to Ty Canol**

A magnificent, elegant and individual home with flexible accommodation, including an annexe, generous grounds extending to about two acres in all and outbuildings, all situated in a superb location on the Isle of Anglesey. This impressive property is currently run as a very successful holiday let, but would also make an amazing family home, with versatile accommodation, plenty of space outside and a selection of outdoor activities on the door step. Living in Ty Canol means embracing a lifestyle that combines the best of both worlds—secluded tranquility with easy access to essential amenities and natural wonders. Experience the beauty of Anglesey and the warmth of village life at Ty Canol, where every day feels like a breath of fresh air.

### **A Sanctuary of Serenity and Refined Country Living**

Nestled in the picturesque landscapes of North Wales, Ty Canol stands as a beacon of tranquility and luxury. This Scandinavian Lodge-style property, set amidst over 2 acres of private gardens and lush greenery, offers a lifestyle of unparalleled serenity and contemporary living complete with a new Air Source Heat Pump, underfloor heating and zoned Sonos system as well as modern appliances and a quality finish.

### **Adaptable Accommodation Over Two Floors**

The meticulously designed interior offers a spacious kitchen, open living and dining area, and multiple bedrooms giving a seamless blend of elegance and functionality. The living area has a feature suspended fireplace and doors out to the delightful, decked area complete with hot tub. Three double bedrooms are located on the ground floor, one with ensuite and private deck. There is also a utility room and wet room. A bespoke, curved staircase gives access to a versatile landing space and a further double bedroom with views out over the estuary.

### **Flexibility with an Annexe and Versatile Gardens**

Approached through electric gates onto a large driveway, a decked veranda welcomes you.

Step into expansive, versatile gardens which offer decking, a hot tub, and a barbecue area, perfect for entertaining or unwinding in the beauty of nature. Mature grounds extend to over two acres with pond, play area, woodland and an orchard including apple and plum trees. There are outbuildings and a self contained studio annexe giving great flexibility for use.





# SELLER INSIGHT

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**How long have you owned the property?**  
“Purchased in 2012.”

**What attracted you to this specific house and location?**

“The stunning estuary and fabulous coastal and forestry walks. Newborough Forest, with its Red Squirells, is literally on the doorstep with miles of beautiful beach beyond it as well as the island of Llanddwyn with it’s spectacular lighthouse”

**What would you like to tell parents about the benefits of raising children here?**

“Malltraeth has many nearby attractions, including Plas Newydd, an adventure playground with so many things to do, little ones will love the Frisbee golf course, as well as a cool tree house and a historical museum. We have made many memories at Ty Canol with our children and wider family members, it has been a safe haven to enjoy in our busy lives.”

**What can you tell us about the history of the property and how it has been adapted since you’ve owned it?**

“Ty Canol was built to exacting standards in 2004 and is built using Canadian timber. The addition of the annex over the garage is perfect for visiting family and friends, or could even be used for older children wanting their own space.”

**Who do you think would be the ideal next owner?**

“As well as a family looking for their forever home, it would certainly appeal to people looking to retire/purchase a second home, or a

holiday let investor – Ty Canol receives the highest level of bookings in the area (according to Sykes).”

**What’s your favourite room and why?**

“The lounge area, the large windows overlooking the decking and garden, where the family have spent our many happy holidays together, especially in the winter months enjoying the fabulous centre piece suspended log burner.”

**Memorable/remarkable event?**

“Christmases at Ty Canol with the wider family have always been very special.”

**What do you love about the house the most now?**

“All of it.”

**What you’ll miss most?**

“All of it.”

**What do you love about the local community?**

“We have been very lucky and have made some wonderful friends and acquaintances on the island, Malltraeth might be a small community, but the Bodorgan village hall puts on a lot of activities – yoga, pilates, coffee and cake mornings, teddy tumble soft play sessions, baby and toddler groups, choir groups, craft markets, topical talks such as one from the Sea Watch Foundation – it is a thriving café and event venue.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























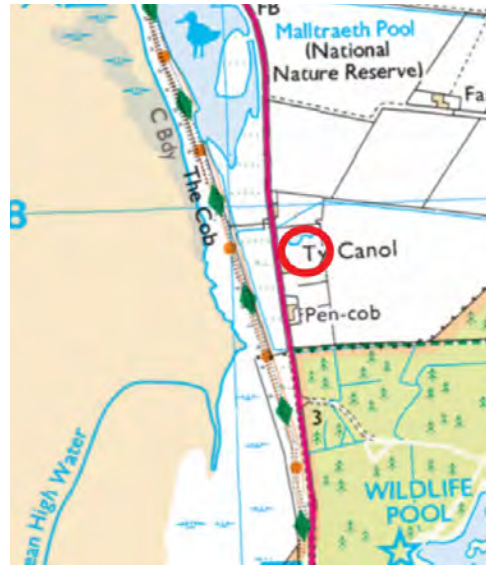




### A Location Second to None

Located just outside the idyllic village of Malltraeth, on the picturesque Isle of Anglesey, Ty Canol offers a retreat which is surrounded by natural beauty and a strong sense of community. Living in this charming area provides a unique opportunity to embrace a laid-back lifestyle while enjoying a variety of local amenities that cater to your everyday needs. Bodorgan train station is just over 2.5 miles from the property and provides connections to nearby towns and on to Chester in approximately 1 hour 30 minutes. The nearest shop is a convenience store in Newborough, which is about 1.7 miles to the south of the property. Malltraeth is under a mile north of the property and has a pub and fish & chip shop. Bangor is just over 15 miles to the east and provides a wide range of amenities whilst the A55 is just over 5 miles north of the property. For those who appreciate the tranquillity of the coast, the sea is just a stone's throw away, offering stunning views and some magnificent coastline to explore whilst the local woodland is within half a mile of the property providing a selection of more sheltered walks.





**Additional Information:**

Services: Mains water and electricity. Private drainage.

Council Tax: House: TBC – Enquiries should be made with the local authority.

Local Authority: Anglesey County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)  
Standard – 19 Mbps (highest download speed) – 2 Mbps (highest upload speed)

Mobile coverage: Likely (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: houseboat.outlined.deny

Referral Fees: Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

*Offers over £ 900,000*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height

# Ty Canol, Malltraeth, Bodorgan, LL62

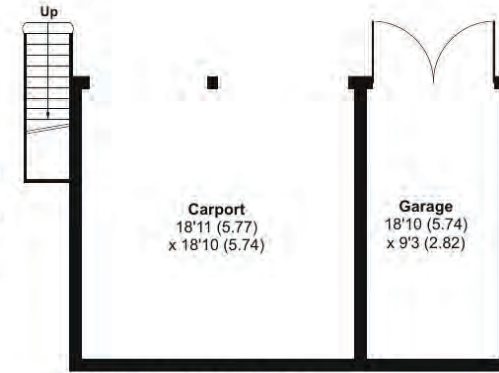
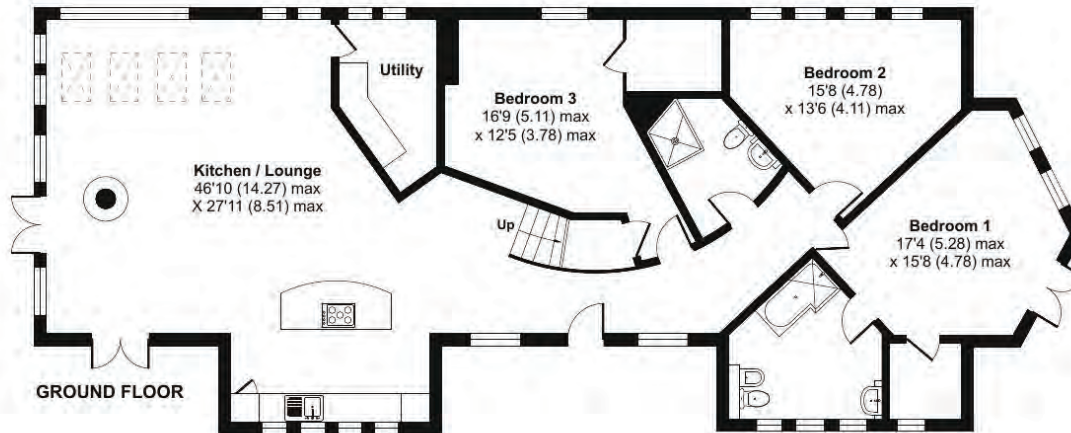
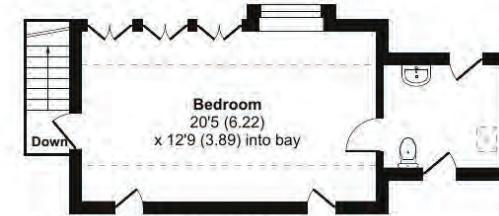
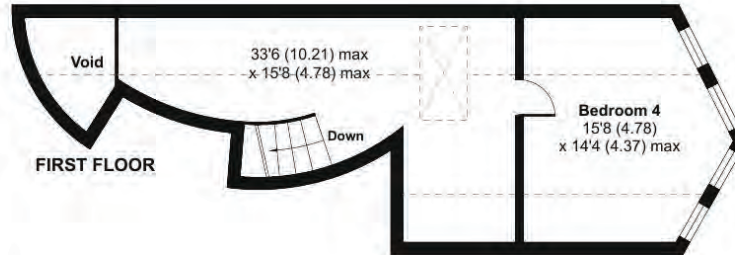
Approximate Area = 1928 sq ft / 179.1 sq m (excludes carport & void)

Limited Use Area(s) = 328 sq ft / 30.4 sq m

Garage = 382 sq ft / 35.4 sq m

Total = 2638 sq ft / 244.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country (North Wales). REF: 1100860



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.05.2024





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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