



Gwel y Mor ( Plot adj Bron Wylfa), Holyhead Road, Cemaes Bay, Isle Of Anglesey, LL67 0DA



**Price: £629,950**

- Spectacular Detached Coastal Residence
- Fine rural and sea views - New Luxury home
- Pretty Harbour/seaside and Beach Village
- Generous all round gardens, patio and drive
- Lpg Gas CH, UPVC D/Glazing, 10r Warranty
- Impressive large sun room/Lantern Light
- Large lounge, Fitted Kitchen and diner
- utility room, g/f Bedroom, bathroom
- 2 F/F Bedrooms, Shower rm, large
- Garage/electric door, extensive drive



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### **Accommodation - Ground Floor**

Composite entrance door to

**Entrance Hallway** 21' 7" x 7' 8" (6.576m x 2.335m)

Attractive glass and timber balustrade staircase to first floor, downlighters, radiator.

**Large Through Lounge** 27' 9" x 13' 8" (8.46m x 4.17m)

Having sliding patio doors to the rear gardens framing the stunning view. Front double glazed window, Fireplace with gas point, 2 radiators, coved ceiling with ornate ceiling roses. Gazed double doors to

**Sun Room** 21' 7" x 14' 2" (6.57m x 4.314m)

Large overhead roof lantern, all round double glazed windows and bi-folding doors let the light flood in and frame the stunning coast and sea views, 2 radiators, downlighters, coved ceiling and timber floor finish.

**Spacious Fitted Kitchen and Diner** 17' 10" x 14' 4" (5.44m x 4.36m)

A generous room with a good range of contemporary fitted base and wall units with marble effect worktops and upstands with a sink unit, built-in oven, 5 ring gas hob, splashback and overhead canopy, integral dishwasher and fridge, 2 double glazed windows, downlighters, extractor fan, coved ceiling, wood floor finish.



**Rear Hall** 8' 11" x 5' 4" (2.72m x 1.63m)

Double glazed windows and external door, tiled floor.

**Utility room** 15' 3" x 8' 11" (4.64m x 2.72m)

Fitted base units and marble effect work tops/upstands along one wall with sink unit and ample provision for appliances. Integral wine chiller, double glazed window, wall mounted lpg gas central heating boiler, tiled floor, integral door to garage.

**Bedroom 1** 17' 10" x 13' 0" (5.44m x 3.95m)

2 Double glazed windows, radiator, coved ceiling.

**Family Bathroom** 9' 1" x 7' 7" (2.78m x 2.31m)

Tastefully fitted with double end bath and side waterfall mixer taps, large vanity unit with porcelain wash basin, close coupled w.c. wall cabinet, vertical chrome heated towel rail/radiator, double glazed window, complimentary tiled walls and floor, extractor, downlighters.

**First Floor Landing**

Radiator, velux roof light.

**Bedroom 2** 17' 11" x 17' 9" (5.45m x 5.40m)

Slightly sloped ceilings, double glazed window and velux, radiator, 2 access doors to under eaves storage.

**Bedroom 3** 17' 5" x 13' 10" (5.31m x 4.21m)

Side double glazed window with view down into Cemaes Bay harbour, double glazed window and velux, radiator, 2 access doors to under eaves storage

**Shower Room** 9' 0" x 7' 7" (2.75m x 2.31m)

Tastefully fitted with a shower enclosure with glass screens and mains fed shower with rainfall head and hand shower, large vanity unit with porcelain wash basin, lighted wall mirror, close coupled w.c., complimentary tiled walls and floor, chrome heated towel rail/radiator, double glazed window, extractor, downlighters.

**Exterior**

A wide entrance leads to the brick paviour large sweeping drive and extensive parking area and access to the garage. Extensive turfed gardens extend from front to sides and to the rear. Rear paved patio area, with screened wall and HOT Tub with glass balustrade to boundary wall to take full advantage of the sea view. Extensive wall lights, outside power point and cold water tap. Underground lpg tank

**Large Single Integral Garage** 17' 10" x 15' 1" (5.43m x 4.6m)

Electric roller shutter door, side double glazed window, integral door to utility, ample power points, hinged loft access cover leads to a large loft area with potential for conversion to additional accommodation subject to consents.

**Facilities**

**Lpg Gas Central Heating and underground tank Upvc Double Glazing and Facias External Hot Tub Wall Tv Points to all main rooms Quality Solid Timber internal doors Mains operated smoke/heat detectors Fitted Carpets 10 Year Warranty TBA Services - Mains water electricity and Drainage -Awaiting final connection ( No Mains gas )**

**Tenure - Freehold**

**Council Tax - Not yet assessed**

**Energy Performance Certificate - Awaited**





**Gwel y Mor Cemaes Bay**Approximate Gross Internal Area  
2734 sq ft - 254 sq m

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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"DoubleClick Insert EPC"



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