



6 Lletroed Fawr, Penysarn, Isle Of Anglesey,
LL69 9YG



Price: £285,000

- Virtually NEW Quality Family House
- Balance of 10 Yr NHBC
- A Rated - Economic & Low maintenance
- Imaginative and Stylish Interiors
- Many Expensive extras
- Open Plan Lounge/Diner fitted Kitchen
- 3 Good Bedrooms, 2 Bathrooms
- Cloak room, Walk in Wardrobe
- Solar Panels & Air Source Heating
- Ample Parking and Garage base





Accommodation - Ground Floor

Open Canopy Porch with lights, Composite double glazed door and side panel to

Entrance Hallway 13' 1" x 6' 11" (4.0m x 2.1m) reducing to 1.0
Tiled floor, spindled staircase to first floor

Cloakroom 5' 7" x 2' 11" (1.7m x 0.9m)
Close coupled w.c, vanity unit and wash basin, side double glazed window, extractor, tiled floor

Open Plan Lounge, Dining Room and Fitted Kitchen 24' 3" x 18' 1" (7.4m x 5.5m) reducing to 3.3m

A Fantastic bright and wonderful living space. Lounge area has a deep bay and full height double glazed windows. Dining area has wide double glazed sliding patio door to patio/garden Kitchen area has many extras and is fitted above the developers specification with a wealth of base and wall units with granite effect worktops forming a peninsular with inset sink, induction hob and canopy, built in oven/microwave, built in washing machine and integral fridge freezer. Downlighters, double glazed window. Tiled floor throughout with underfloor heating.

First Floor Landing 17' 9" x 6' 11" (5.4m x 2.1m)
2 Double glazed windows, radiator, staircase to second floor, Built in cupboard with Mitsubishi Ecodan high capacity 200 litre hot water cylinder.

Front Bedroom 2 11' 10" x 10' 6" (3.6m x 3.2m)
Double glazed window, radiator and fitted carpet



Rear Bedroom 3 12' 1" x 10' 6" (3.68m x 3.2m)
Double glazed window, radiator and fitted carpet.

Luxury Shower room 6' 11" x 6' 5" (2.1m x 1.96m)
Good quality suite with large shower enclosure with full glass screen and mains fed shower with rainfall head, vanity unit and wash basin, close coupled w.c., chrome heated towel rail, part tiled walls and tiled floor, extractor, double glazed window, downlighters.

Second Floor Landing
Double glazed roof light

Master Bedroom 1 14' 9" x 9' 2" (4.5m x 2.8m) restricted head height
2 double glazed rooflights, side double glazed window, radiator, fitted carpet

Walk in Dressing room/Wardrobe 8' 2" x 5' 3" (2.5m x 1.6m) restricted head height
radiator, downlighters

En suite Shower Room 9' 6" x 5' 6" (2.9m x 1.67m)
Shower cubicle recess and mains fed shower with rainfall shower head, vanity unit and wash basin, close coupled w.c., chrome heated towel rail, part tiled walls and floor, extractor, downlighters, double glazed roof light

Exterior

Front - 2 car parking space, slate stoned open fore garden with porcelain slabs extending to side and rear, 2 side gates. Rear - Enclosed and generous low maintenance sunny courtyard style stoned garden with enlarged porcelain slab patio/paths, hot and cold water taps, air source heat pump, 5m x 3m concrete base and power connection available for large shed or garage to side. The property is located on a good corner plot in this small select private close - Shared tarmac roadway (joint maintenance responsibilities)

Facilities

Rear roof 4 kw solar panels -App controlled Air Source Heating - Under floor heating and radiators with 200 litre high capacity pressurised hot water cylinder, Heatmieser room thermostats - can be smart home controlled by app via included WIFI hub. All rooms have TV and hard wired CAT6 internet points with CAT5 Wiring available for CCTV Double glazed doors/patio doors windows and roof lights Hard wired smoke/heat detectors and sprinkler system. Many other extras from standard specification

Services - Mains water electricity and drainage

Council Tax Band D - EPC Rating A - Tenure Freehold

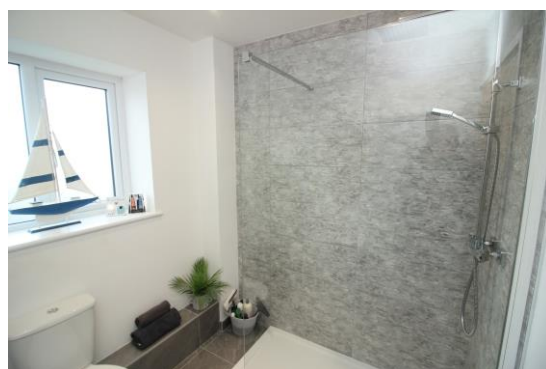
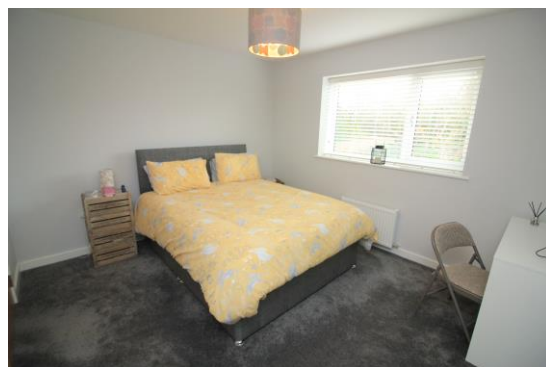
Description

Located in a select small private close (1 of 3) in the north Anglesey village of Penysarn. Only a few miles of the coast, the pretty harbour of Amlwch Port and the idyllic cove at Llanelian with its famous coastal footpath. If you are seeking a stylish ecofriendly family house this is ideal.

Balance of 10 yr NHBC (completed 2022)

Affording imaginative bright cheerful and tasteful interiors for a modern lifestyle with the current owners having installed a wide range of expensive and extra features.

In all the property must be viewed to appreciate its extras and stylish finishes.

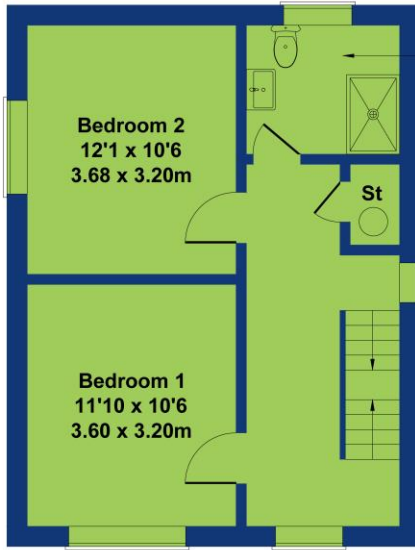


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Approximate Gross Internal Area
1227 sq ft - 114 sq m



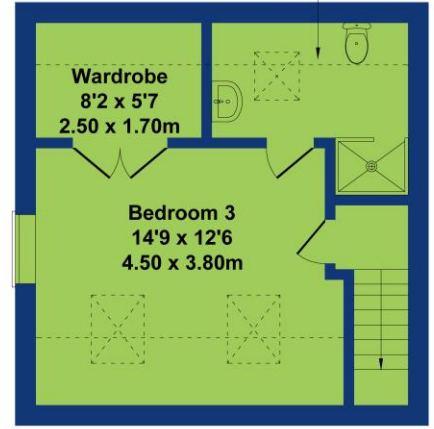
GROUND FLOOR



FIRST FLOOR

Shower Room
6'11 x 6'5
2.10 x 1.96m

En-suite
9'6 x 5'7
2.90 x 1.70m



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

