



Y Bwthyn , Llanddeusant, Holyhead, Isle Of Anglesey, LL65 4AT



Price: £395,000

- Idyllic Country Home with great potential
- Detached 2 Bedroom Barn Conversion - plus
- 1 Bedroom detached stone built annexe plus
- 2 plots/ Pair 2/3 Bed Semi-detached houses
- Semi Detached Derelict Stone Building

- Main House - Large Lounge/log burner
- Conservatory, Fitted kitchen/diner
- Bathroom, landing/study, 2 bedrooms
- Annexe – Lounge/kitchen/shower rm and ● 1 Bed – Large gardens and parking





Y Bwthyn - Main House Accommodation

Entrance Hallway 10' 8" x 10' 0" (3.26m x 3.05m)

A generous entrance with its spindled split timber staircase leading to the first floor with a galleried landing and study area. Under stairs cupboard, double glazed window, tiled floor, night storage heater, Small section of inner hall with built in cloaks cupboard. Double doors

Lounge 19' 4" x 16' 4" (5.9m x 4.99m)

With a main feature of a log burner on a quarry tiled hearth, tiled floor, 2 double glazed windows, downlighters.

Conservatory 10' 6" x 5' 11" (3.2m x 1.8m)

tiled floor and double glazed door, overlooking the gardens and open countryside

Kitchen/Diner 23' 11" x 10' 6" (7.3m x 3.2m) reducing to 2.15m

A long extended area with a comprehensive range of contemporary style fitted base and wall units with working surfaces, tiled surrounds and inset sink unit. Provision for slot in cooker with cooker canopy, tiled floors, downlighters, 2 double glazed windows, electric panel heater.

Bathroom 9' 6" x 6' 9" (2.9m x 2.06m)

Having a bath with timber side panelling and in bath electric shower and side screen, wash basin, close coupled w.c., tiled floor, part tiled walls, double glazed window, downlighters, extractor, built in airing cupboard with hot water cylinder and plumbing for washing machine. Fan heater and electric heated towel rail



First Floor Landing/Study area

Having a feature of the split stairs and mezzanine which leads to each bedroom, night storage heater, double glazed rooflight.

Bedroom 1 13' 2" x 10' 2" (4.01m x 3.09m)

Vaulted ceiling and restricted headheight to eaves, double glazed window, 2 double glazed roof lights, 2 built in wardrobes, downlighters.

Bedroom 2 12' 6" x 9' 2" (3.8m x 2.8m)

Vaulted ceiling with restricted headheight to eaves, timber double glazed window, 2 double glazed roof lights, downlighters, access to under eaves.



Y Bwthyn Bach -Accommodation

Being a detached stone built former outbuilding being converted to a 1 bedroom annexe used as a granny annexe (planning restriction for use with main house)

Entrance Hallway 11' 10" x 4' 7" (3.6m x 1.4m)

Tiled floor, night storage heater external timber double access doors

Lounge open to Kitchen

Lounge 11' 6" x 11' 2" (3.5m x 3.4m)

Vaulted ceiling and double glazed roof light, 2 double glazed windows, night storage heater.

Kitchen 6' 11" x 5' 11" (2.1m x 1.8m)

Fitted range of base and wall units with timber worktops and belfast sink, slot in cooker with canopy, integral fridge, double glazed roof light.

Bedroom 1 12' 6" x 11' 4" (3.8m x 3.45m)

2 Double glazed windows, d/g roof light, night storage heater.

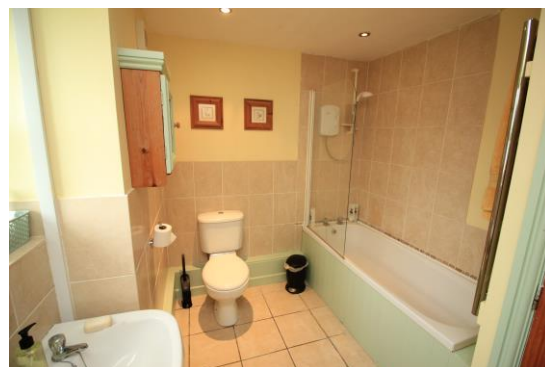
Shower Room 6' 10" x 5' 10" (2.08m x 1.78m)

Shower cubicle and electric shower, wash basin, w.c., tiled floor, extractor, plumbing for washing machine.

Exterior

The property is approached via a drive to side of the adjoining property Tyn y Buarth (access right) leading to a stoned drive and parking area with room for several vehicles/boat caravan space. To the front is a fenced slate/shale garden with shrubs and bushes which gives access to the front of both Bwthyn and Bwthyn Bach annexe. **To the side there is a base for a pair of 2 semi detached houses (2 and 3 bedroom units) Granted under planning for 3 units all as dwelling houses (one unit completed – Bwthyn) Planning Reference Ref No 47C100/A.**

Garden shed. To the rear is a large rear garden mainly to grass with rockeries/shrubs and bushes. leading to the long timber (6m x 3m) workshop/summer house. There is an additional semi detached derelict stone outbuilding (part of the adjoining former farmhouse).



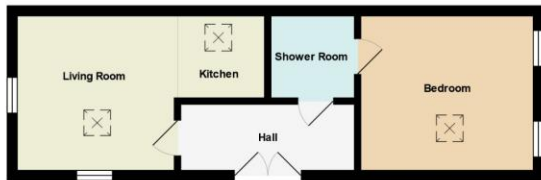
Facilities - Night storage and electric panel heaters, Log Burner and Timber framed double glazed windows

Services - Mains electric, shared private spring water supply (on adjoining land) and shared Private drainage/water treatment plant (on site)

Tenure - Freehold

Council Tax Band D Energy Performance Rating C

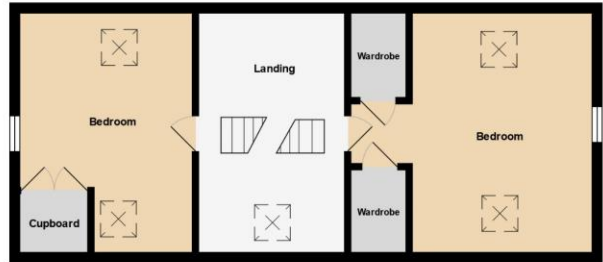




Annexe



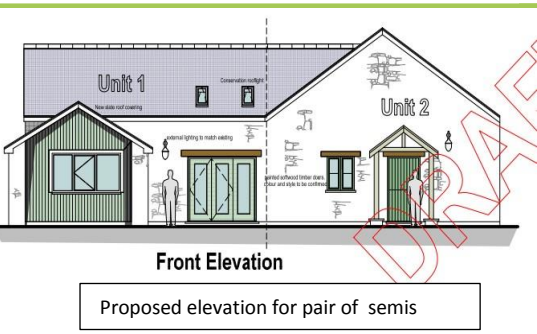
Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		



Annexe