



Tyddyn Y Waen, Mountain Road, Llanfechell,  
Amlwch, Isle Of Anglesey, LL68 0SD



**Price: was £750,000 now £695,000**

- Stunning Country 8.5 Acre Smallholding
- Large 4 Bedroom/4 Bathroom Family House
- Or 2 Bedroom House + 2 Bedroom Annex
- Enjoying Wide Country Views
- Outbuildings, Summer House & Hot Tub
- Extensive Gardens, Land/Paddocks
- Lake with walks and Lovely gardens
- 2/3 Reception Rooms, 2 Fitted Kitchen
- Conservatory 4 Bedrooms 4 Bathrooms
- Lpg Gas CH, Upvc DG, Solar Panels







#### Directions

From the Agents office, turn right then left onto the A5025 in the direction of Cemaes Bay. On reaching the roundabout take the first exit off in the direction of Llanfechell. Continue for approximately half a mile and take the left turn for Llanfechell. On reaching the village take a right turn just before the 'Cefn Glas' public house. Continue for approximately half a mile and the lane to Tyddyn Y Waen can be seen on the left. If you reach the sign for Mynydd Mechell you have gone too far.

#### Main House

PVCu double glazed door to:-

**Porch** 4' 7" x 3' 10" (1.4m x 1.18m)

Glazed door to:-

**Farmhouse Kitchen** 15' 5" x 11' 11" (4.7m x 3.64m)

Extensively refitted with a good range of contemporary style fitted base and wall units including a central feature of a large island unit with cupboards and extended table worktop, solid timber top and inset 5 ring hob, separate fitted solid timber worktops with inset ceramic sink unit, extensive units with mosaic splash-backs including fridge/freezer, display units, Bay with PVCu double glazed window and radiator, double glazed window, exposed beams and vaulted ceiling, beamed open cog loft area, multi fuel room heater.

**Lounge** 15' 11" x 14' 6" (4.86m x 4.42m)

Fireplace recess and multi fuel room heater on quarry tiled hearth with 2 side glass display cupboards, PVCu double glazed window, double glazed patio doors to Conservatory, 2 radiators, spindled open staircase to 1st floor, timber door and glazed door to Dining Room.

**Super Shower room** 6' 11" x 6' 7" (2.11m x 2.0m)

Superbly refitted with a large walk in shower cubicle with mains fed shower and rainfall head, quality vanity unit/wash basin and concealed cistern w.c., fashionable wall and floor tiling, heated towel rail/radiator, downlighters, double glazed window, built in cupboard with gas central heating boiler.





**Conservatory** 16' 1" x 7' 5" (4.9m x 2.26m)

Double glazed patio doors to rear, laminate floor.

**Dining Room/Study** 14' 5" x 10' 6" (4.4m x 3.2m)

Bay with PVCu double glazed windows, rear PVCu double glazed windows, 2 radiators, door to Annex. Built in cupboard.

#### First Floor

##### First Floor Landing

PVCu double glazed window.

**Master Bedroom 1** 14' 7" x 10' 7" (4.45m x 3.22m)

2 PVCu double glazed windows, fitted bedroom furniture inc. wardrobes and over-bed storage cupboard, radiator, loft access.

**En Suite Shower room** 7' 7" x 5' 5" (2.3m x 1.65m)

Re-fitted with a large walk in shower enclosure with mains fed shower and rainfall head, vanity wash hand basin and unit, concealed cistern W.C. , mirrored cabinet, part tiled walls, PVCu double glazed window, heated towel rail/radiator, tiled floor.

**Bedroom 2** 15' 1" x 8' 6" (4.6m x 2.6m)

2 PVCu double glazed windows, radiator.

**En-Suite Shower Room** 5' 11" x 4' 7" (1.8m x 1.4m)

Shower enclosure with full body sprays, low level W.C. , vanity corner wash hand basin, heated ladder style towel rail/radiator, loft access.

#### Annexe/Section 2

**Lounge/Kitchen/Diner** 24' 5" x 14' 11" (7.43m x 4.55m)

Lounge area with raised slate hearth and multi fuel room heater, spindled open timber staircase to 1st floor, 2 radiators, 3 PVCu double glazed windows, Sliding PVCu double glazed patio doors to rear, doorway to main house. Kitchen area with range of contemporary fitted base units including timber grain effect worktops and inset stainless steel single drainer sink unit, built in electric oven and LPG gas hob, integral fridge, wall mounted LPG gas central heating boiler.,

**Shower Room** 7' 1" x 5' 6" (2.15m x 1.67m)

Shower cubicle and mains fed shower, vanity unit with wash hand basin, cloe coupled W.C. , ladder style towel rail/radiator, tiled floor, PVCu double glazed window.

#### Annexe First Floor

**First Floor Landing** 10' 10" x 7' 2" (3.3m x 2.18m)

PVCu double glazed window.

**Bedroom 3** 14' 1" x 17' 3" (4.3m x 5.25m)

2 PVCu double glazed windows, arched PVCu double glazed window, PVCu double glazed door to Juliet balcony, radiator.

**Bedroom 4** 10' 10" x 9' 9" (3.3m x 2.98m)

PVCu double glazed picture window, radiator.

#### Exterior

Access from the country lane leads to a long part grassed drive leading to the large stoned parking area with the open barn and summerhouse. There is further stoned parking area to the side. There are delightful gardens mainly to the rear with lawned areas, flower beds, stoned beds, pond/rockery, decking/patio, pergola/seating area, and a sheltered seating location. With the open summer house and Hot Tub. There is side orchard. The land is divided into 3 paddocks for grazing and a large wooded area with a large idyllic secluded lake with meandering paths, seating areas and a wide variety of exotic trees and plants. Surrounded by a wide variety of flora and fauna. The agents believe there is potential for a campsite or pods etc ( subject to any planning) for additional income. In all some 8.5 acres of land.

**Outbuildings comprise – A Open Barn/ Machinery shed, 41' Nissan hut/Workshop, Open Summer House/Hot tub, Summer House/Gym/Home office with power and WIFI, Stone buildings inc old stables/stores/w.c./pigstys and kennels.**

**Tenure Freehold Council Tax Band G Energy Performance Rating F**

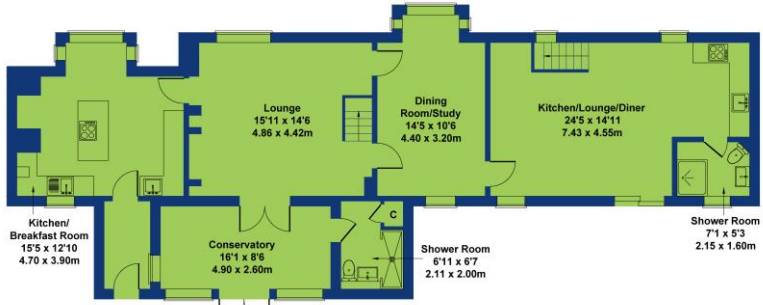
**Facilities – 2 Lpg Gas Central Heating systems, Upvc Double Glazing and Solar Panels to rear (Income generating)**

**Services - Mains Water Electric and private Septic Tank Drainage**

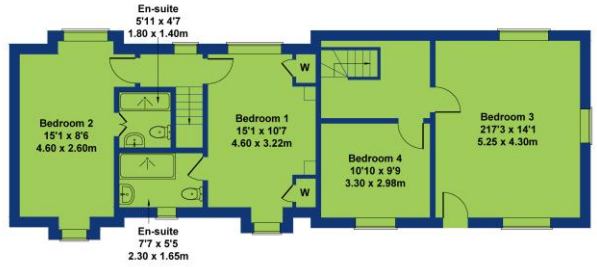




**Tyddyn y Waen Llanfechell**  
 Approximate Gross Internal Area  
 2196 sq ft - 204 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



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

