



## Refail Hir

Llaneilian, Nr Amlwch, Anglesey, LL68 9NN



**Price: £595,000**

- Set in Beautiful Peaceful Rural Location
- Occupies Commanding Elevated Position
- Extended & Refurbished Detached 4 Bed Cottage
- Rare Opportunity with Tremendous Views
- Sun Porch; Hall; Lounge/Dining Room – log burner
- Refitted Kitchen & Living Room; Conservatory
- Former dairy Annexe/Living Room; Utility Room
- 4 Bedrooms (Master En-suite); Family Bathroom
- Gardens with paddocks – approx. 2 Acres
- Garage/Workshop; Outbuildings, large workshop
- Oil Central Heating and PVCu Double Glazing
- Early Viewing Recommended, Solar Panels EPC D





### Description

Rare Opportunity! Extended & greatly refurbished traditional Detached 4 Bed Cottage accessed via a long drive with side paddocks ( approx. 2 acres) & variety of outbuildings, set in a rural location with tremendous views. Occupies a commanding, elevated position in the well regarded community of Llaneilian, with fabulous views of countryside to St Eilian Church, Coast & Sea. The community of Llaneilian has a historic church, pretty cove/beach and excellent walks. The property has been much improved and extended with tasteful and well-presented interiors. Briefly comprising: Sun Porch; Hall; Lounge/Dining Room with log burner; re-fitted Kitchen/Diner & Living Room; Conservatory; former dairy Annexe/Living Room; refitted utility room; 4 Bedrooms (Master En-suite shower room) & refurbished Family Bathroom with spa bath and shower enclosure. Gardens with paddocks; Double Garage/Workshop; Timber large workshop, variety Outbuildings; Having Oil Central Heating ( new external boiler), solar panels & PVCu Double Glazing.

### Directions

From Amlwch take the A5025 towards Bangor. At the roundabout take the 2nd exit and continue up the hill. Take the 1st turning left towards Llaneilian ( Anglesey mowers) . Continue along the road and take the first right turn just before the T Junction for Pengorffwysfa. Follow the road uphill to a sharp right bend, turn left to continue up towards Llaneilian Mountain. Proceed along this road for approx. half a mile and take a left turn onto lane (sign posted Old Telegraph) continue along the approach lane to Refail Hir.



## Accommodation

Double Glazed Timber Door to:-

### Sun Room 10' 2" x 8' 10" (3.1m x 2.7m)

4 Timber double glazed windows; 2 Velux; Beamed vaulted ceiling; Slate floor finish; Leaded glass timber door to:-

### Lounge/Dining Room 23' 11" x 17' 1" (7.3m x 5.2m)

2 double glazed sliding patio doors with views to St Eilian Church coast & sea; 3 leaded glass double glazed doors; Feature cast iron fireplace and log burner; 2 Radiators; Slate flagged floor

### Refitted Kitchen/Diner & Living Room 21' 0" x 13' 9" (6.4m x 4.19m)

Kitchen has been refitted with a contemporary range of base and wall units with marble effect working surfaces, including 1 1/2 bowl single drainer sink unit; Built in double oven, 4 ring lpg gas hob, cooker canopy and dishwasher; Radiator; Quarry tiled floor. Central Arch to living area with recess & Rayburn Royal oil burner/cooker ( not operative); Radiator; 2 double glazed windows to Conservatory.

### Long Inner Hall 45' 11" x 3' 3" (14m x 1m)

2 double glazed Velux; Side double glazed window; Radiator; Slate Tiled Floor finish; uPVC double glazed sliding door to Sun Porch entrance door.

### Further Inner Hall 13' 1" x 3' 3" (4m x 1m)

To Conservatory; Hinged loft access cover; Radiator; Slate Floor finish.

### Conservatory 12' 2" x 11' 6" (3.7m x 3.5m)

Fine Views; Double glazed double door to outside.

### Former dairy Annexe/Living Room 19' 8" x 12' 6" (6m x 3.8m)

Fireplace recess with cast iron range/fire; double glazed window to rear; 2 double glazed Velux roof lights; Beamed ceiling; Double glazed window to side; Electric fuse box; Radiator, slate flagged floor.

### Utility 2 9' 10" x 8' 10" (3m x 2.7m)

Fitted range of contemporary base & wall units; Inset single bowl circular sink & drainer unit, Plumbing for washing machine & space for tumble dryer; Oil fired Central Heating boiler; 4 Leaded glass double glazed window; Double glazed door; Leaded glass feature window to living room; Vaulted ceiling with beams; Extractor unit.

**Rear Bedroom 1** 19' 4" (5.9m) red. to 10' 6" (3.2m) x 12' 2" (3.7m) red. to 7' 10" (2.4m) double glazed window to rear; 2 double glazed Velux roof lights; Radiator; Beam.

### Refitted En-Suite Shower Room 10' 6" x 4' 11" (3.2m x 1.5m)

Shower enclosure & mains fed shower; Radiator; Pedestal Wash hand basin; Low level W.C.; Tiled walls & floor; Radiator; double glazed window; Extractor unit; Ceiling down-lighters;

### Family Bathroom 9' 2" x 9' 2" (2.8m x 2.8m)

Corner bath; Pedestal wash hand basin; Low level W.C.; Separate Shower unit with electric shower; Leaded glass double glazed window; Radiator; Tiled Floor & walls; extractor fan; Ceiling down-lighters.

### Bedroom 2 17' 0" x 10' 10" (5.18m x 3.29m)

Double glazed sliding patio door & new side double glazed window with tremendous views; Radiator

### Bedroom 3 13' 9" x 10' 2" (4.2m x 3.1m)

Leaded glass double glazed window tremendous views;; Radiator

### Bedroom 4 13' 9" x 7' 10" (4.2m x 2.4m)

Built in wardrobe & shelving with mirrored doors; Built in cupboard; Leaded glass double glazed window with tremendous views; Radiator



## Externally

### Front

Long drive with side paddock area with a grass ramp leading up to a further side paddock. Field gate leads to a large front forecourt area with both concrete & stone sections. Access to various outbuildings:- Gate leads to front garden with a patio area which extends around to the side. To the rear there is an enclosed rear slated garden area and patio area leading to the former Dairy annexe with old fashioned street lamp and gate to small rear garden area. There are two paddock areas with the lower paddock area having an outbuilding divided into an open barn & shed. The upper paddock area has access to a pond. Total is approx. 2 acres

**Store Shed** 18' 1" x 11' 6" (5.5m x 3.5m)

Side door & double door.

**Small Lean to Store, Large recently erected timber workshop, Derelict Stone Outbuilding lower paddock with lean to corrugated open store.**

**Garage/Workshop** 32' 10" x 23' 0" (10m x 7m)

Sliding double doors

### Open Field Shelter/Barn

Gate to upper paddock.

### Tenure

We understand to be Freehold.

### Services

Mains Water, Electricity & Private Drainage – Recently installed Treatment plant

### Facilities

Oil Central Heating System; uPVC Double Glazing, 10 Solar Panels to rear roof

**Council Tax Band 'E' Energy Rating 'D'** A full copy of the EPC is available upon request.

