



Gorswen , Llaneilian, Amlwch, Isle Of Anglesey,  
LL68 9LS



**Price: Was £565,000 Now £549,950**

- Stunning Refurbished Country Home
- Tranquil rural location close to coast
- Impressive and tasteful interiors
- Retaining all its rustic charm with all mod cons
- Double Garage/loft, .85 Acres of gardens/grounds
- Oak framed external Kitchen and Patio
- Conservatory, Beamed Lounge/log burner
- Dining room and Beautiful Fitted Kitchen
- 3 Bedrooms, 3 Shower rooms, Utility Room
- Oil Central Heating, Double Glazing



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Nearby Cove

**Entrance Porch** 4' 7" x 3' 6" (1.39m x 1.06m)

Timber double glazed windows and entrance door, tiled floor

**Vaulted Beamed Lounge** 20' 2" x 15' 1" (6.15m x 4.6m)

High vaulted ceilings with beams and double glazed rooflights, feature wood burner with large tiled hearth, wood finish floors, 2 radiators, 3 double glazed windows.

**Conservatory** 14' 9" x 10' 6" (4.5m x 3.2m)

Overlooking the rear garden with external double doors and tiled floors.

**Inner Hall to bedrooms**

**Dining Room** 15' 1" x 11' 10" (4.6m x 3.6m)

Vaulted beamed ceiling, radiator, timber floor finish, 2 double glazed windows.

**Stunning Kitchen** 14' 1" x 9' 6" (4.3m x 2.9m)

Having a high vaulted beamed ceiling with a large rear arched feature window to gardens. Extensively refitted with a good quality range of base and wall units with polished stone working surfaces/upstands and splashback. Inset belfast double sink Provision for cooker range (inc cooker hood) and large fridge freezer, built in dishwasher and microwave. Loft storage, timber floor finish.



**Utility room** 12' 10" x 6' 7" (3.9m x 2.0m)

Well fitted in same style base and wall units with polished stone worktops and belfast sink. Plumbing for appliances. External stable style door, 2 double glazed windows, radiator, ceiling hung clothes horse, timber floor finish.

**Inner hall**

Radiator, double glazed window

**Shower Room** 11' 2" x 5' 6" (3.4m x 1.68m)

Large shower enclosure with mains fed shower, vanity units and concealed cistern w.c., wash basin, part tiled walls, heated towel rail, extractor, downlighters.

**Inner hall** 18' 1" x 3' 11" (5.5m x 1.2m)

Off lounge. Staircase to first floor, double glazed window, radiator.

**Bedroom 3** 11' 10" x 10' 6" (3.6m x 3.2m)

Radiator, double glazed window

**Main Bedroom 2** 13' 1" x 12' 6" (4.0m x 3.8m)

Beamed ceiling, 2 double glazed windows, radiator, timber floor finish.

**Walk in wardrobe** 4' 11" x 4' 11" (1.5m x 1.5m)**En-suite Shower Room** 7' 7" x 4' 6" (2.3m x 1.37m)

Large shower enclosure with mains fed shower. Vanity unit with wash basin and concealed cistern w.c., part tiled walls, extractor, double glazed window.

**First Floor Landing****Bedroom 3** 13' 1" x 18' 1" (4.0m x 5.5m) reducing to 3.9

Double glazed windows to 3 aspects on being arched, radiators.

**En-suite Shower Room** 7' 9" x 4' 6" (2.37m x 1.37m)

Large shower enclosure and mains fed shower, ladder style heated towel rail, concealed cistern w.c., vanity unit and wash basin, double glazed roof light, laminate floor.

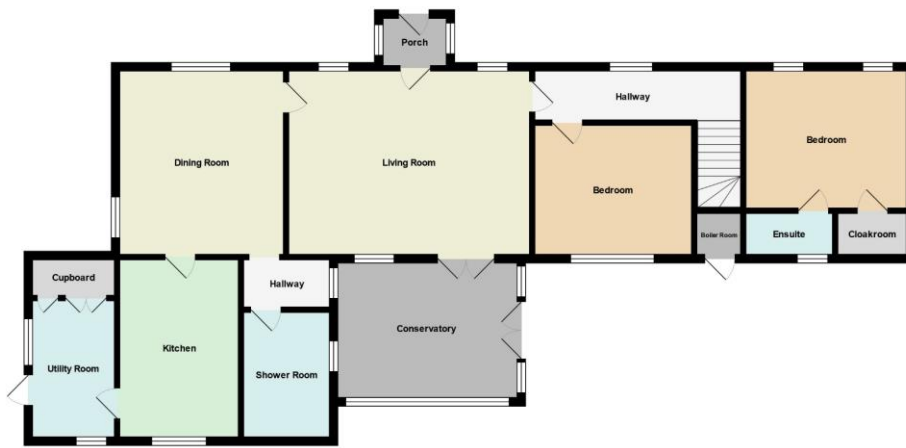
**Exterior**

Set in a total of about 0.85 acres the gardens and grounds are a particular feature of the property with a large rear paddock and copse of trees. Offering potential for polytunnels, or productive gardens or small animal grazing. Approached via swing gate from the lane leading to a drive and large parking and turning area with room for numerous vehicles or caravan and boats. There is a section of foregarden, enclosed private side garden with small shed. The rear has the formal garden with lawns, paved patio and fire pit with the large oak framed open outdoor covered kitchen and BBQ area. A archway leads to further gardens to grass and the paddock area with Summerhouse, oil and lpg gas tanks and the wooded copse. To the rear of the house is the oil boiler room. Ample external power and water points. Functional well.

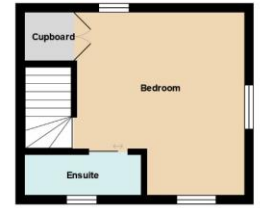
**Double garage** 27' 7" x 19' 0" (8.40m x 5.79m)

Has an electric roller door, rear door, power and light with a large loft storage area

**Facilities - Oil Central Heating, Timber Double Glazing****Services - Mains Electricity, Water and Drainage****Council Tax Band F    Energy Performance Rating E****Tenure - Freehold**



Ground Floor



First Floor

