



Lane Ends , Llaneilian, Amlwch, Isle Of Anglesey, LL68 9LT



## Price: £695,000 ONO

- Rare Opportunity to Acquire Unique waterside home
- Breathtaking Views Into a Picturesque Cove
- An Area of Outstanding Natural Beauty
- A Stunning Virtual Waterside Location
- Large Lounge leading to roof top balcony – sea views

- Truly Individual & Substantial Detached House
- Slightly Elevated Position & Yards From Beach/Slipway
- Impressive Open plan kitchen and dining room
- Master Bedroom /En suite, 2 Further Bedrooms
- Utility, shower room, Upvc Double Glazing
- Modern Efficient Electric Heating – EPC E – No chain



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### Description

Your chance to buy a “piece of paradise!” Unique opportunity to own a waterside home overlooking the beautiful cove of Porth Eilian. Imagine waking up to a stunning vista: looking into a small cove where seal can often be seen and porpoise from the headland. A fantastic individual residence which is truly something truly special. A spacious house with breathtaking views, in a slightly elevated position and only a stone's throw of the beach and its slipway. Having a stunning first floor lounge with picture windows and folding doors leading to the roof top balcony and beautiful sea views, Ground floor open plan newly fitted kitchen and large dining/family room, utility, rear hall, ground floor bedroom with sea views, separate shower room, Master Bedroom and en suite, 3rd bedroom, Parking area, terraced gardens all around.

### Accommodation -Ground Floor

**Open Plan Fitted Kitchen/Diner and Family room** 29' 6" x 17' 0" (9m x 5.17m) reducing to 3.28m & 2.1m

Entrance door leads to the front veranda with views out to the cove. Picture window, staircase with glass balustrade to first floor, wood floor finish, ceiling mounted electric panel heaters and downlighters, Kitchen area has been expensively refitted in a contemporary design and finish, ample base and wall units with slate effect work tops with inset sink and mixer tap with integral microwave, dishwasher and fridge. Cooker range, double glazed window.





### **Ground Floor Bedroom 1** 16' 5" x 16' 3" (5m x 4.96m)

Having super views through large picture windows to sea and cove, fitted cupboard concealed fireplace, ceiling mounted electric panel heater and downlighters, Carpet.

### **Inner Hall**

Built in Cupboard and door to Porch

### **Shower Room** 9' 6" x 5' 3" (2.9m x 1.6m)

Large shower enclosure with full body sprays, rainfall, hand shower and music system, vanity unit and wash basin with lighted wall mirror, concealed cistern w.c., panel heater and towel rail, extractor and downlighters, tiled walls and floor.

### **Utility room** 9' 10" x 4' 6" (3.0m x 1.37m)

Fitted worktops and units with sink and housing for appliances, part tiled walls, low level w.c., double glazed window, downlighters, extractor fan.

### **Rear Hall** 15' 5" x 6' 3" (4.7m x 1.9m)

external double glazed door and window, wall units, consumer unit, built in cupboard with pressurized high capacity insulated hot water cylinder

### **First Floor**

### **Stunning Lounge** 22' 4" x 16' 1" (6.8m x 4.9m)

inc stairwell with glass balustrade around 2 main large double glazed windows and folding doors with a fantastic vista. And leading to the roof top BALCONY with its glass balustrade and external staircase, ceiling mounted electric panel heaters, downlighters, wood flooring.

### **Master Bedroom 2** 14' 1" x 13' 5" (4.3m x 4.1m)

2 double glazed windows, fitted bank of wardrobes, Ceiling mounted electric panel heaters and downlighters. Carpet.

### **En Suite Bathroom** 7' 7" x 5' 11" (2.3m x 1.8m)

3 Piece suite with panelled bath side glass screen and mains fed shower/rainfall head, wash basin and wall mounted lighted mirror, w.c., double glazed window, tiled walls shaver point, extractor, downlighters.

### **Bedroom 3** 12' 2" x 7' 7" (3.7m x 2.3m)

Off living room, 2 double glazed windows with views to sea, ceiling mounted panel heater and downlighters. Carpet.

### **Exterior**

The property is accessed an entrance from the lane that leads to Point Lynas lighthouse. To the front is an open parking area (please note there is a right of way for the adjoining land owner – there is a separately owned luxury holiday unit ). A winding footpath screened by hedges and bushes leads to the front veranda and the footpath virtually circles the property. There is a terraced area of land/former gardens leading upwards, and to the rear of the property. Staircase access to the Balcony, steps to rear give additional access and a small store shed.

**Facilities - Modern Controlled Ceiling mounted Electric panel radiant heating /UPVc Double Glazed Windows**

**Tenure - Freehold**

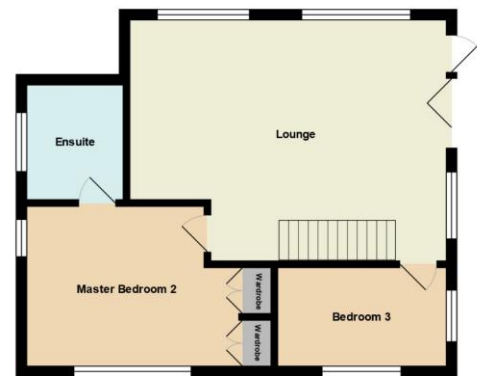
**Services Mains Water Electricity Private Shared Water Treatment Drainage**

**Council Tax Band - E    EPC Rating - E**





Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	50 B
21-38	F		
1-20	G		

