



Haulfryn , Mynydd Mechell, Amlwch,  
Isle Of Anglesey, LL68 0SD



**Price: £399,950**

- Impressive Spacious Family Size Dormer Bungalow
- 1.6 acres inc paddock and range of outbuildings
- Lovely rural setting with wide views
- Lounge, Conservatory, Fitted Kitchen/diner/Living
- Solar Panels – EPC E

- 4 Bedrooms, shower room and bathroom
- Possible self-contained annex
- Drive with extensive parking and car port
- Oil Central Heating, UPVC Double Glazing
- Viewing is essential



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### Accommodation - Ground Floor

**Vestibule** 4' 3" x 3' 10" (1.3m x 1.18m)

Quarry tiled floor, timber glazed door and side panel to

**Hallway** 12' 6" x 3' 7" (3.8m x 1.1m)

radiator and arch open to

**Inner Hall** 10' 10" x 3' 11" (3.3m x 1.2m) inc to 2.1

Turned staircase to first floor, understairs cupboard, radiator

**Lounge** 17' 5" x 12' 2" (5.3m x 3.7m) plus Bay

Deep Bay with 3 double glazed windows, Feature timber fireplace surround with multi fuel room heater, radiator.

**Conservatory** 17' 5" x 7' 10" (5.3m x 2.4m)

External door, radiator and grill

**Rear Fitted Kitchen with Diner and living area** 22' 8" x 12' 2" (6.9m x 3.7m)

The kitchen area comprises a good range of fitted timber finished base and wall units with ample working surfaces and tiled surrounds with inset sink unit, provision for cooker range, washing machine, dishwasher and fridge. Double glazed window. The Living and dining area has a double glazed window, multi fuel room heater with metal backing plate and hearth, glazed door to rear storm porch/hall





**Front Bedroom 1** 12' 6" x 11' 10" (3.8m x 3.6m) not including bay  
Deep bay with 3 double glazed windows and lovely view, radiator.

**Rear Bedroom 2** 12' 2" x 11' 10" (3.7m x 3.6m)  
Double glazed window, radiator.

**Family Bathroom** 6' 11" x 5' 7" (2.1m x 1.7m)  
off the inner hall - Having been refitted with white suite including bath and mixer taps and shower attachment ( folding screen) vanity unit/wash basin, close coupled w.c., tiled walls and floor, double glazed window, ladder style towel rail, light/shaver point

**Rear Bedroom 3** 11' 10" x 11' 6" (3.6m x 3.5m)  
2 double glazed window and glazed panel to storm porch/hall, recess with mirror and cupboards, radiator

**Rear Storm Porch/hall** 12' 10" x 5' 5" (3.9m x 1.65m)  
With full height double glazed panels and external door, recess and fitted cupboard, radiator

**Dressing area/Cloaks** 8' 2" x 4' 3" (2.5m x 1.3m)  
Built in airing cupboard, recess and wash basin in vanity unit, shaver point, radiator , double glazed window, curtain to

**Shower/ WC/ Wetroom** 4' 6" x 3' 7" (1.37m x 1.09m)  
Clad with plastic panelling and a self draining floor with mains fed shower and toilet, extractor.

**The bedroom/hall /dressing area and the shower area could be all used a self contained annex area**

## First Floor

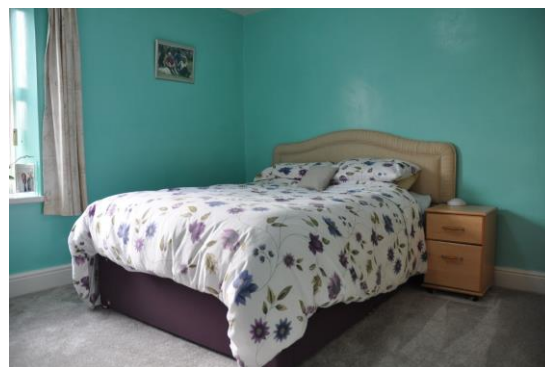
**Bedroom 4** 15' 9" x 10' 10" (4.8m x 3.3m) not including the dormer  
Dormer with double glazed windows and lovely views, built in chest of drawers and wardrobe, access to under eaves, radiator

## Exterior

The property Stands in about 1.6 acres in total. To the front is a large enclosed lawned garden with side yard area and gas bottle storage and water tap. There is a gated entrance to a long tarmac drive leading to a parking and turning arear with room for several vehicles/boat/ or caravan space and a small timber shed. A car port leads the side container and small yard with a Outbuilding/boiler room ( 5m x 1.7m) with oil central heating boiler, oil tank, sink and w.c. Container ( 5m x 2m) with doors to front and rear dog grooming wash stand and gas water heater. Summer House and raised covered decking/drying area overlooking paddock. Gate to large paddock with planted young trees and gate to main road. Timber workshop ( 3.6 x 2.7) Dog Kennel, 2 greenhouses and raised beds, Summer House ( 3.6 x 2.3) alongside plot of a touring caravan with water supply. Annex/Block Building ( 6 x 3) with lean to area - Currently used as an occasional summer room and and outdoor kitchen in the lean to. Corrugated covered Field Shed ( 11 x 2.5) in 4 sections.

## Facilities –

**Oil Central Heating, UPVC Double Glazing - 7 Solar Panels**  
**Services - Mains water ( metered) Electricity and drainage**  
**Tenure – Understood to be Freehold – Not registered**  
**Council Tax Band E – Energy Performance Rating E**



# Haulfryn Mynydd Mechell

Approximate Gross Internal Area  
1744 sq ft - 162 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		



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