



Plas Gwyn, Rhostrehwfa, Llangefni, Isle Of Anglesey, LL77 7YP



Price: £550,000

- 12 Acre Equestrian Property
- Detached Character Family House
- On the edge of the Market Town
- Views to Mountains and Countryside
- 3 Bedrooms, Family Bathroom
- Solar Panels, Air Source Heating/Insulated Walls
- Triple Garage Plus Single Garage and Store
- Stable Block, Conservatory, EPC - C
- 3 Reception Rooms, Cloaks & Utility
- Fitted Kitchen/Diner/Living Area & Rayburn



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Accommodation - Ground Floor

Conservatory 12' 10" x 10' 2" (3.9m x 3.1m)

Having an insulated roof and side double doors, radiator and laminate floor, open to

Hall

Staircase to first floor

Lounge 14' 8" x 10' 6" (4.46m x 3.2m)

Feature fireplace along one wall with alcoves, double glazed window, 2 radiators, glazed door to dining room

Dining Room 14' 5" x 9' 10" (4.4m x 3.0m)

Feature fireplace, double glazed window, radiator, glazed door to study/office, open arch to kitchen

Study/Office 14' 9" x 8' 2" (4.5m x 2.5m)

Double glazed window, ceiling downlighters, radiator.

Fitted Kitchen/Diner and Living Room 18' 8" x 9' 10" (5.7m x 3.0m)

Good range of fitted base and wall units with ample working surfaces, tiled surrounds and inset sink. Housing for fridge and dishwasher, built-in oven hob and cooker canopy. Rayburn oil fired range. Built-in cupboard, part beamed ceiling, double glazed window, laminate floor.



Rear Hall 18' 1" x 3' 3" (5.5m x 1.0m)

Tiled floor, fitted cupboard, 2 double glazed windows and external door

Utility Room 10' 10" x 3' 3" (3.3m x 1.0m)

Fitted shelves, plumbing for washing machine, side double glazed window.

Cloakroom 6' 7" x 3' 7" (2.0m x 1.1m)

Wash basin, w.c., side double glazed window, radiator, tiled floor and walls

First Floor Landing 14' 9" x 4' 11" (4.5m x 1.5m)

Double glazed window, radiator

Bedroom 1 14' 9" x 8' 6" (4.5m x 2.6m)

Double glazed window and views to mountains, radiator, fitted bedroom furniture

Front Bedroom 2 10' 5" x 8' 2" (3.17m x 2.5m)

Double glazed window and views to mountains, radiator

Rear Bedroom 3 10' 2" x 5' 11" (3.1m x 1.8m)

Double glazed window, radiator, loft access

Family Bathroom 10' 2" x 7' 10" (3.1m x 2.4m)

A generous room with coloured suite comprising a bath, shower cubicle and electric shower, wash basin, w.c., electric shaver point, part tiled walls, double glazed window, built-in airing cupboard with pressurized high capacity hot water cylinder. Loft access

Exterior

The property is approached via a driveway from the main road which leads to a gated access to the rear large courtyard with ample parking for numerous vehicles, horse box, boat or caravan space. It also gives access to the attached garage, stables, and 3 car garage. To the front of the property there is an enclosed large garden mainly laid to grass with flower beds, seating area and various shrubs and bushes. There is a public footpath running along the drive and to the fields below leading to Cae Garw Lane. The land extends to some 12 acres (in two titles) and comprises 8 paddocks with fencing and gates. Currently used for horse and sheep grazing. There is a grazing agreement on part of the land which will expire in December 2025. Option to sell property with just 6 acres.

Outbuildings Comprise

ATTACHED GARAGE (5m X 2.9m) 3 CAR GARAGE BLOCK (7.6m X 5m) open doorways; STABLE BLOCK (11m x 4m) having 3 stables and a tack room; STORE (3.6m X 2.6m)

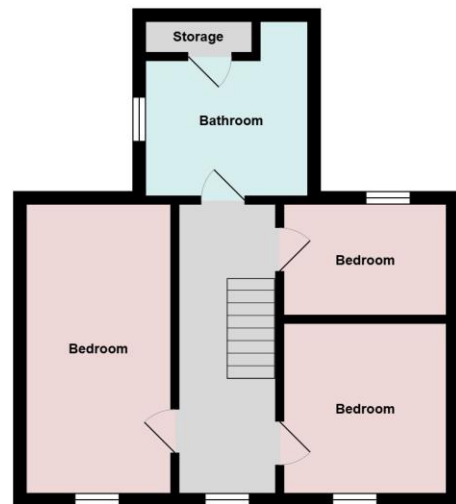
Facilities

Air Source Heating and Radiator system with pressurized Hot Water Cylinder (2023) 12 Solar Photovoltaic Panels (2023) External walls Insulated (2023) Upvc Double Glazing, Spray foam roof insulation

Services - Mains Water, Electricity and Drainage**Tenure - Understood to be Freehold – 3 Titles (2 unregistered)****Energy Performance Rating C - Council Tax Band C**



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Declaration – Please note the sellers of the property are directly related to the owner of Mon Properties (Mr T J Young) and therefore we have to disclose an interest in this sale.

