



Ty Newydd , Mynydd Mechell, Amlwch, Isle Of Anglesey, LL68 0TN



Price: £350,000

- Charming and Quaint Country Home
- Secluded Private Wooded Gardens and Grounds
- Approx 1 acre with Abundance of Flora and Fauna
- Extended Accommodation with Great Potential
- UPVC Double Glazing, Electric Heating

- Hall, Lounge, Kitchen/Diner, Conservatory
- Rear Utility Porch & Shower Room,
- G/f Bedroom & Shower Room, 2 Cog Loft Beds
- Useful sheds, Ample off road parking/turning area
- No Ongoing Chain, EPC G



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Accommodation - Ground Floor

Upvc double glazed door to

Entrance Porch 3' 11" x 3' 7" (1.2m x 1.1m)

Shower Room 11' 4" x 3' 8" (3.46m x 1.12m)

Shower cubicle and electric shower, wash basin, w.c., part tiled walls and floor, 2 double glazed windows, fan heater

Lounge 15' 5" x 12' 10" (4.7m x 3.9m)

Feature beams and high ceiling, mock fireplace and timber beam with cupboard to side, 2 double glazed windows and external door, electric panel heater.

Bedroom 1 13' 1" x 8' 6" (4.0m x 2.6m)

4 Double glazed windows, electric panel heater - originally part of the lounge and access off the lounge, loft access, feature of beams and high ceiling

Kitchen/Diner/Living room 15' 9" x 12' 2" (4.8m x 3.7m)

The living/dining area has beamed ceilings with a feature mock fireplace with side shelving, electric panel heater, open tread staircase to cog loft bedrooms, door to conservatory. The kitchen area has fitted base and wall units with working surfaces and inset sink unit with built in oven and hob and cooker canopy, 2 double glazed windows, door to rear utility porch.



Rear Utility Porch 8' 2" x 6' 11" (2.5m x 2.1m)

External double glazed window and door, electric panel heater, airing cupboard and hot water cylinder, sliding door to

Shower Room 6' 11" x 3' 3" (2.1m x 1.0m)

Shower cubicle and electric shower, wash basin, w.c., 2 double glazed windows, part tiled, fan heater.

First Floor Open Landing**Cog Loft Bedroom 3 9' 2" x 5' 11" (2.8m x 1.8m)**

Beams and double glazed window.

Cog Loft Bedroom 1 11' 10" x 9' 2" (3.6m x 2.8m)

Beams and double glazed window

Exterior

Entrance of lane leads to a gated access to the stoned parking area and turning space with room for several vehicles. 2 Useful Sheds. Delightful private sheltered grounds with grassed areas, wooded areas with walkways and paths. There is an abundance of flora and fauna with different sections creating interesting features. TOTAL AREA JUST OVER 1 ACRE

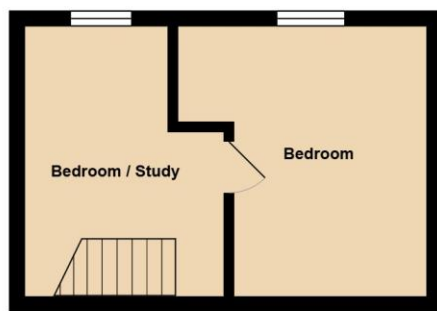
Facilities - Electric heating, UPVC Double Glazing**Services - Mains water electricity and private/septic tank drainage (no mains gas)****Tenure - Freehold - NO ONGOING CHAIN****Council Tax Band D Energy Performance Rating G****Disclaimer**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		

