



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127

Cefn Trefor , Trefor, Holyhead LL65 3YT



- 2 Bedroom Small Holding
- New Air Source Heat Pump Boiler System
 - Extensive Outbuildings
 - 2 Acres of Land
 - Private Garden Areas
- Off Road Parking for Several Vehicles
 - 10 Panel Solar System on Roof
 - Multi Fuel Log Burner
 - Council Tax D / EPC F
- Approved planning Permission For 2 Bedrooms (See Plan Attached)

We welcome to market this lovely small holding consisting of a 2 bed roomed recently extended, refurbished cottage, 2 acres of land and extensive outbuildings. This property is perfect for someone who is down sizing from a bigger small holding or perfect for starting out.

The small holding is located in the rural hamlet of Trefor which is located approximately 2 miles from the A55 expressway which provides swift links to Llangefni, Holyhead and Bangor and the whole of North Wales.

LOUNGE

21'5" x 14'11" (6.55m x 4.57m)

uPVC double glazed windows to rear and front elevations and uPVC double glazed French doors. Multi fuel log burner (New flue and liner fitted this year). Two radiators under windows, pendant lights and power points.

BEDROOM 1

14'11" x 10'10" (4.57m x 3.32m)

uPVC double glazed window to rear elevation. Radiator, pendant light and power points.

BEDROOM 2

11'11" x 10'5" (3.65m x 3.20m)

Two uPVC double glazed windows to rear elevation, Radiator, pendant light and power points.

BATHROOM

Three piece suite comprising bath with shower over, pedestal wash hand basin and WC. uPVC double glazed window to rear. Storage cupboard housing Air source heat pump boiler.

KITCHEN / DINING

19'2" x 11'9" (5.86m x 3.60m)

uPVC double glazed French doors and two skylights. Fitted with a range of base and wall units with worktop over, 1&1/2 bowl stainless steel sink with drainer and mixer tap over. Integrated fridge freezer. Plumbing for washing machine and dishwasher. Built-in electric fan double oven and hob with extractor hood over. Radiator and power points.

OUTSIDE

The property sits on a generous plot with extensive outbuildings to the rear. There is parking for several vehicles on shingle. Outbuildings/workshops built of stone, brick and steel construction with a variety of potential uses and possible conversion (subject to any necessary consents). The field (circa 2 acres) is situated to the right of the yard. The private garden area is perfectly laid out to enjoy for your leisure.

PLANNING

The property was granted planning permission to extend the property adding further square footage in the respect of a new Kitchen / Dining space and a further 2 bedrooms. The current owners have split the phases of the renovation in two and have added the extension for the living / kitchen / dining areas first. As both extensions either side of the property were on the same application the council have confirmed the 5 years expiration will not apply as work has already started with the kitchen being completed so the second phase of adding the further 2 bedrooms can be added at a later stage. See attached plan.

METHOD OF SALE

The land is to be offered for sale by Private Treaty.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.



SERVICES

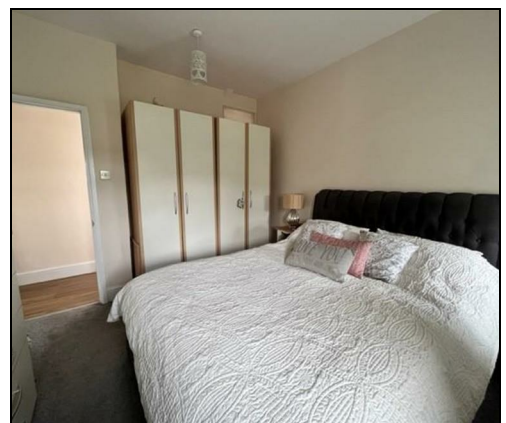
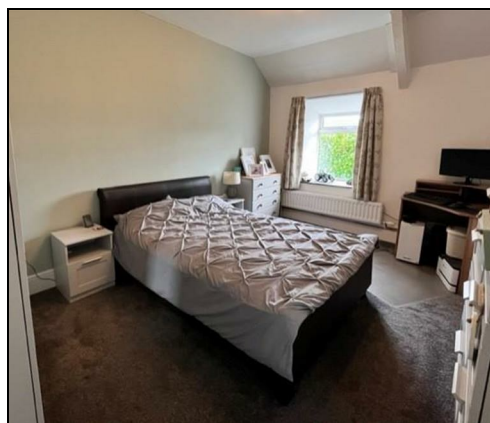
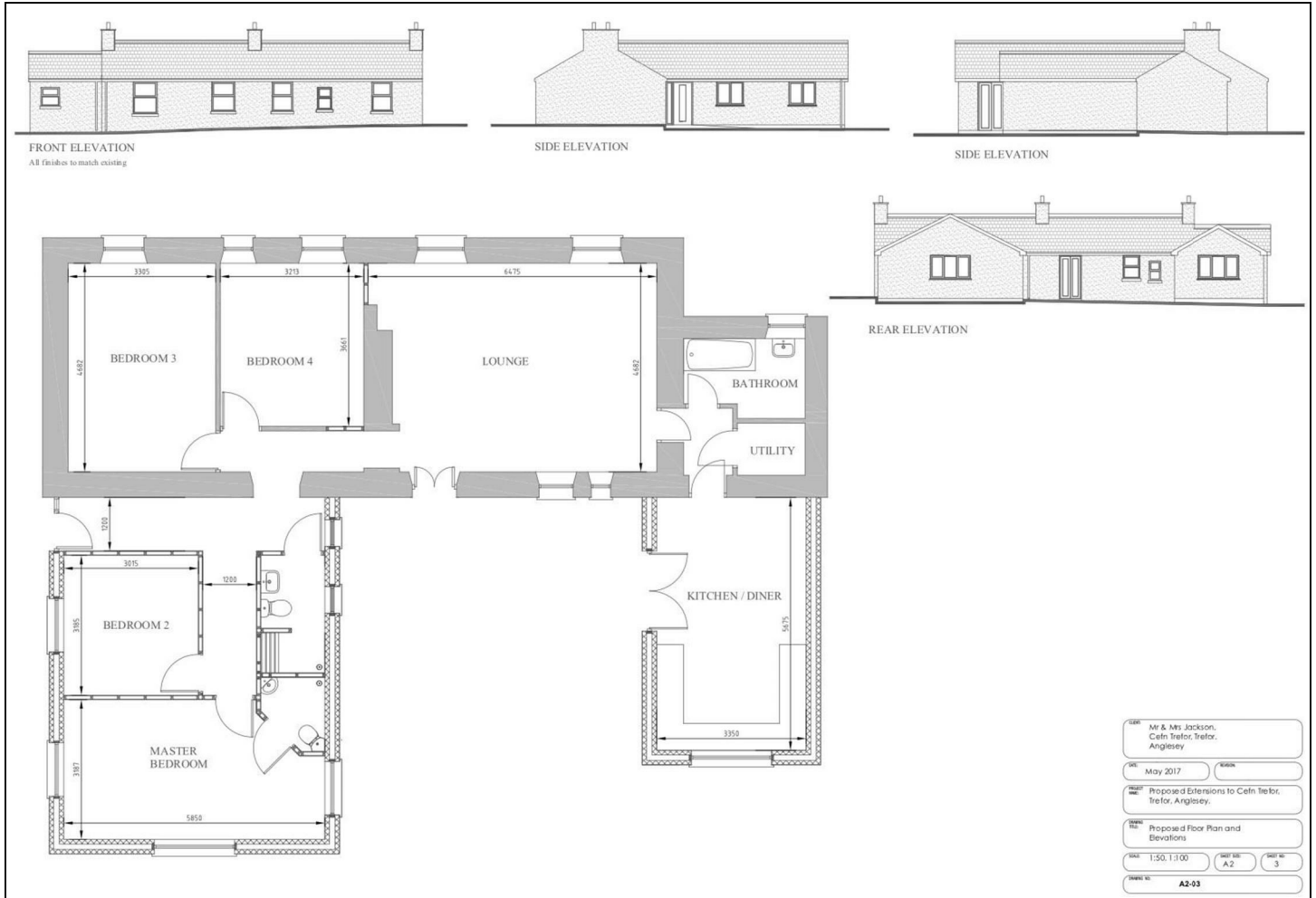
LPG, electricity, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

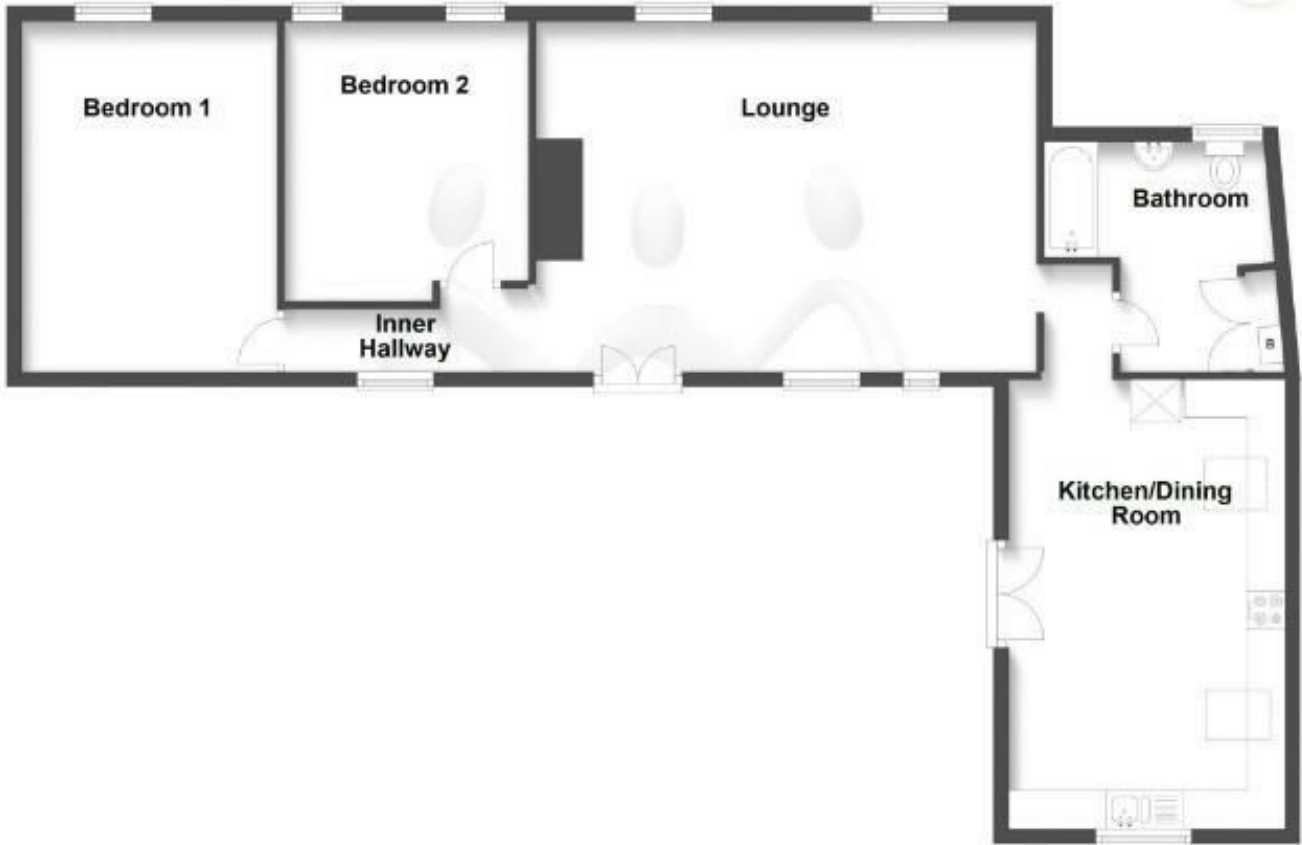
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 92.7 sq. metres (997.9 sq. feet)



Total area: approx. 92.7 sq. metres (997.9 sq. feet)

