

EGERTON ESTATES



Ty Uchaf Mynydd Bodafon, Llanerchymedd, LL71 8BL

Offers In The Region Of £259,995

A delightful semi-detached long stone cottage, enjoying a rural position near the top of Bodafon mountain within an Area of Outstanding Natural Beauty, yet within two miles of Lligwy beach just north of Moelfre. The two bedroom cottage retains many original features, such as a stone inglenook fireplace yet with the convenience of gas central heating and double glazing, and has a good sized plot with ample off road parking.

Whilst in need of some improvement, the sale of Ty Uchaf is ideally suited to a buyer requiring a quiet rural location yet convenient for coastal amenities. NO ONWARD CHAIN

Sitting Room 13'11" x 11'11" (4.25 x 3.62)

With large stone inglenook fireplace with fitted stove on a tiled hearth. Exposed roof beams, radiator. Wide access to:

Lounge 16'1" x 15'4" (4.89 x 4.68)



With two rear aspect windows with central fireplace opening housing a multifuel stove. Exposed ceiling beams, 2 radiators, t.v connection. Double glazed rear door to a large rear timber deck patio.

Kitchen 13'10" x 5'8" (4.22 x 1.72)



Having a range of base and wall units in a pine finish with worktop surfaces and tiled surround. 1.5 bowl stainless steel sink unit under a front aspect window, plumbing for a washing machine and recess for under counter fridge. Quarry tiled floor, radiator, 'Worcester' propane gas fired central heating boiler.

Inner Lobby

With radiator.

Bedroom One 12'8" x 9'9" (3.87 x 2.97)



With exposed roof beams, two front aspect windows, radiator.

En-suite Shower Room 9'10" x 6'7" (3.00 x 2.00)

Having a shower enclosure with thermostatic shower control. Wash basin with mirror and light over. W.c, bidet. Ceramic tiled floor, radiator. Airing cupboard with shelving and radiator.

Bathroom 13'9" x 6'5" (4.18 x 1.96)



With a modern suite in white comprising a panelled bath with electric shower over and glazed shower screen. Separate low shower head. Wash basin with large mirror cabinet over with light, w.c, bidet, chrome towel radiator, ceramic tiled floor. Through to:

Bedroom Two 13'7" x 11'10" (4.14 x 3.60)



With two front and one rear aspect window. Exposed roof beams, radiator, telephone connection.

Outside



The cottage enjoys a good sized plot, with the access track leading to the rear. Access along the side leads to a large rear concreted parking area for up to three cars and leads to a spacious rear timber deck patio being well screened and enjoying good privacy. Lean to Garden Shed (4.88 x 2.10) with power, light and radiator. Could be adapted into a small office.

Services

Mains water and electricity.
Private drainage.
Propane gas central heating.

Tenure

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

Energy Performance Certificate.

Band F

Council Tax Band

Band D

Viewing

Strictly by appointment with the agent. Egerton Estates Benllech 01248 852177

Directions

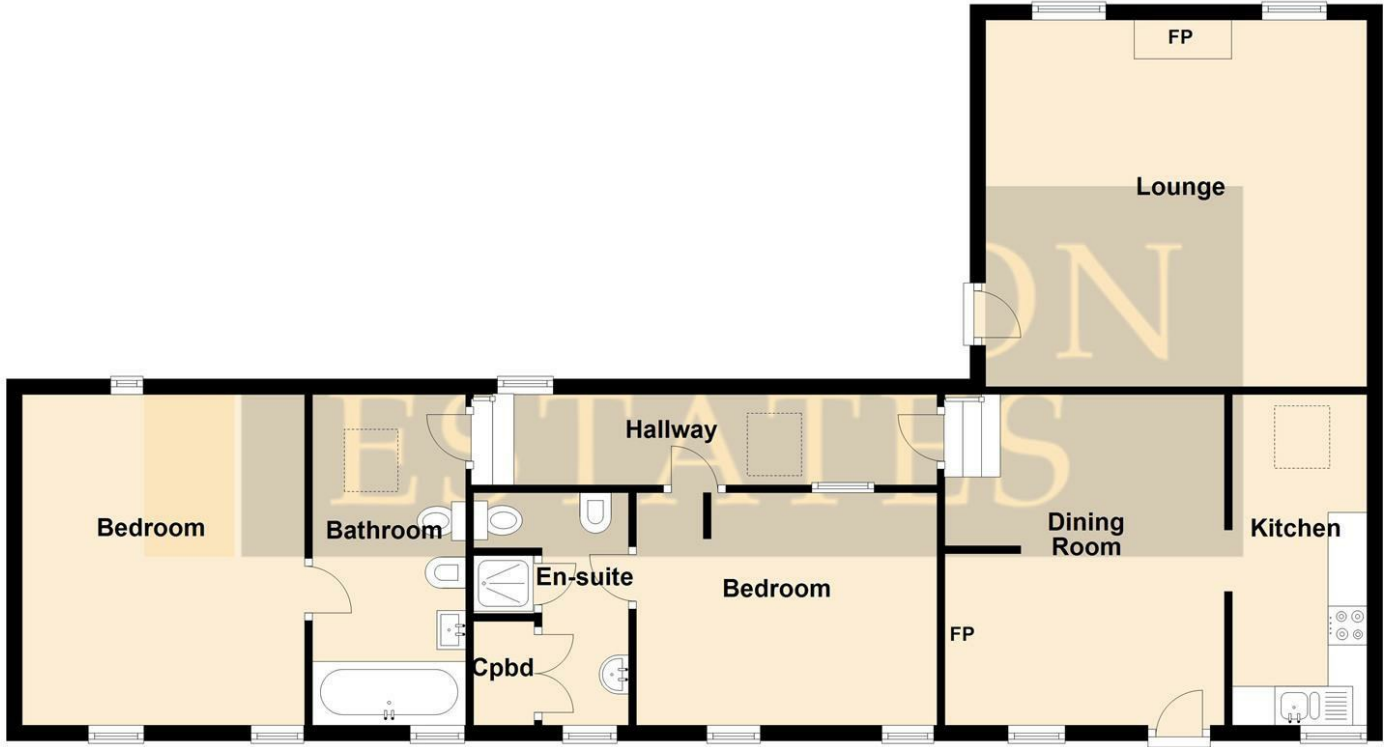
From Benllech, proceed northwards on the A5025 for about 4 miles. In the village of Brynrefail, turn left towards Mynydd Bodafon. Continue for just under a mile, passing a church, and as the hill climbs, take

a stone track on your right hand side (public footpath sign) and continue to a cluster of houses of which Ty Uchaf is one.

Floor Plan

Ground Floor

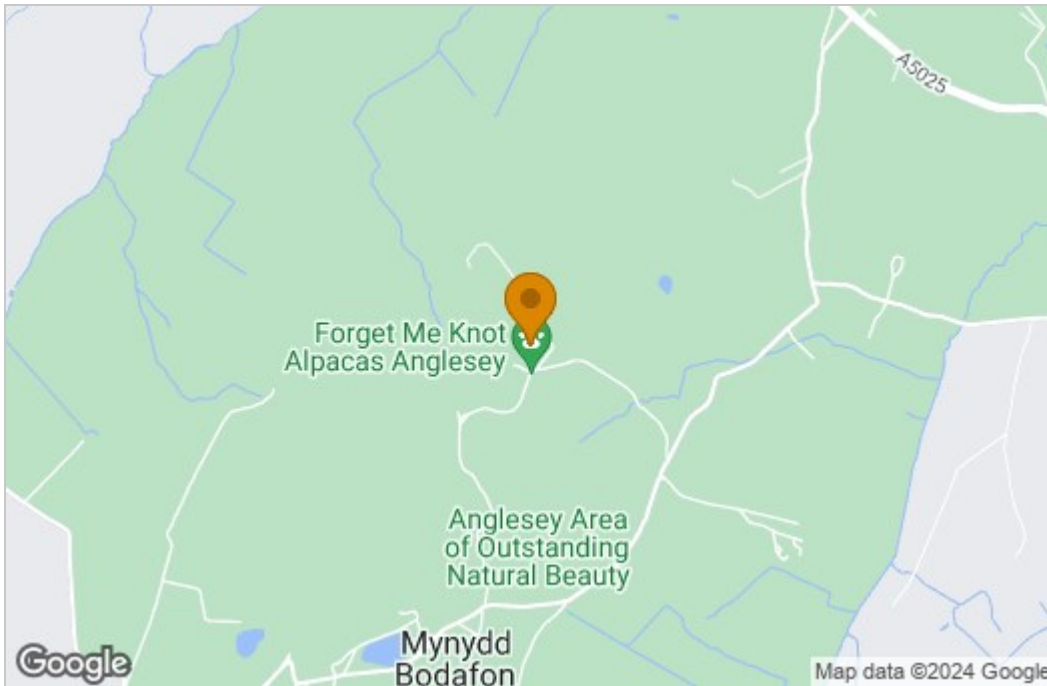
Approx. 97.0 sq. metres (1043.6 sq. feet)



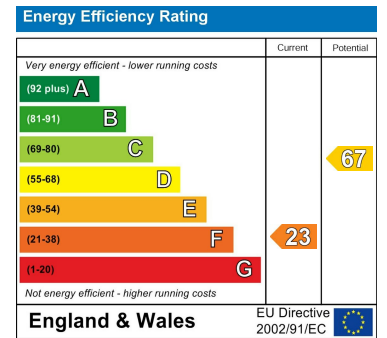
Total area: approx. 97.0 sq. metres (1043.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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