



Ael Y Bryn Hermon, Bodorgan LL62 5LL
Freehold Detached
NEW PRICE £679,000

- Spacious Detached Bungalow Enjoying Panoramic, Spectacular Views Of Malltraeth Estuary, Newborough Forest And Along to Llanddwyn Island And The Mountains Of Snowdonia
- 5 Bedrooms/3 Bathrooms/2 Receptions
- Elevated Setting Surrounded By Well Maintained Gardens And Paddocks. Amounting In Total To Approx 2.6 Acres
- Spacious, Family Accommodation Suitable For Permanent Or Temporary Occupation, Including A Holiday Let.
- Rural Yet Extremely Accessible Location For Onward Travel.
- Scope To Re Model Subject To Usual Consents -See Proposed Drawing In Marketing
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired

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Property Summary

Enjoying Panoramic, Spectacular Views Of The Surrounding Open Countryside, The Malltraeth Estuary To Newborough Forest And Along to Llandwyn Island And The Mountains Of Snowdonia In The Distance Is This Spacious Detached Bungalow Originally Built In The Early 1960's. Ael Y Bryn Sits Centrally Within Its Boundaries In Approximately 2.6 Acres Of Gardens, Terrace, Paddocks Along With Significant Off-Road Parking With Ample Space For Several Vehicles Including Boat/Caravan/Motor Home & Trailer. The Property Lies On The Quiet Coastal Path Which Runs Down The No Through Lane (So There Is No Passing Traffic) To The Estuary Itself Some 600 Yards From The Bungalow Which Provides Walking Across The Estuary At Low Tide All The Way To Llandwyn Island Perhaps One Of The Best Solitary Walks To Be Found In The Whole Of The British Isles. On The Recreational Front There Are Numerous Walks In The Area, Notably Along The Anglesey Coastal Path And In Newborough Forest. The Coastal Path Runs Around The Whole Of The Island Which Enables One To Fully Appreciate The Different Coastal Features And Outlooks, And There Is Also Wonderful Walking In The Nearby Snowdonia Range. For Boating There Is Access To The Estuary At The Bottom Of The Lane Serving Ael-Y-Bryn And Elsewhere A Marina At Holyhead And Boat Launching Facilities At Menai Bridge. The Property Is Currently Used As A Successful Holiday Let And Is Equally Suitable As A Main Residence. There Is Scope To Re Model (see attached Proposed Drawing) Subject To Usual Consents.

The accommodation which benefits from oil fired central heating and double glazing briefly five double bedrooms, two ensuites and an additional shower room. A fitted kitchen/breakfast room enjoys a triple aspect to the front and rear, with a range of cupboards and shelves, a Belling double range cooker, plumbing for a dishwasher and space for tall fridge/freezer. The lounge has a sloped, partial double height pine ceiling, stone open fireplace and triple aspect with doors to terrace. There are two cloakrooms/toilets, one off the main hall and one with direct access from bedroom five. Further, there are 5 double bedrooms which enjoy the use of 3 shower rooms, the master bedroom being a particularly light room with large en-suite shower and both facing southeast across the estuary.

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Externally

A stone splayed entrance provides access over a cattle grid and onto the tarmacadamed driveway which is edged with wrought iron railings and opens up to parking for numerous cars in front of the house. There is an internal storage room accessed from the central courtyard. The gardens are mainly laid to lawn and a new ha-ha has been installed to allow for grazing in the lower field.

Given the stunning location, in terms of views, convenience and tranquillity, the property could be enjoyed as either a permanent residence or for holiday purposes, either as is or extended and refurbished to personal taste (subject to planning consents) or could provide the footprint for an entire re-build (subject to planning consents).

Location

Ael-y-Bryn occupies an elevated position in an un-spoilt part of the island close to the Bodorgan Estate. The nearby villages of Malltraeth, Newborough and Bethel cater for daily needs including the recently built Newborough primary school. For a more comprehensive range of services the larger conurbations of Holyhead, Menai Bridge & Bangor offer high street banks, national retailers and secondary schooling.

On the recreational front there are numerous walks in the area, notably along the Anglesey Coastal Path and in Newborough Forest. The coastal path runs around the whole of the island which enables one to fully appreciate the different coastal features and outlooks, and there is also wonderful walking in the nearby Snowdonia Range. For boating there is access to the estuary at the bottom of the lane serving Ael-Y-Bryn and elsewhere a marina at Holyhead and boat launching facilities at Menai Bridge.

The property benefits from excellent road communications being within 6 miles of the A55 Expressway facilitating easy access across Anglesey and the North Wales coast to Cheshire and linking with the national motorway network. To travel further afield there is a direct rail service from Holyhead to London Euston and a daily ferry service to Dun Laoghaire.

Council Tax Band G

Exact Location

[what3words ///daunting.violinist.defeat](https://what3words.com/daunting.violinist.defeat)

<https://what3words.com/ways-to-use>

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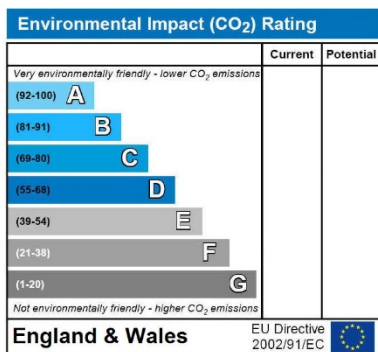
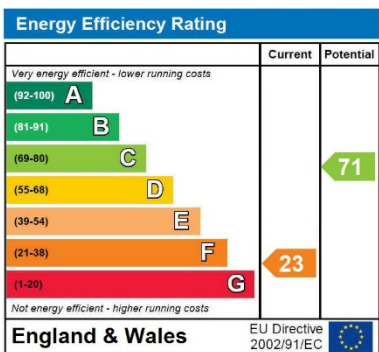
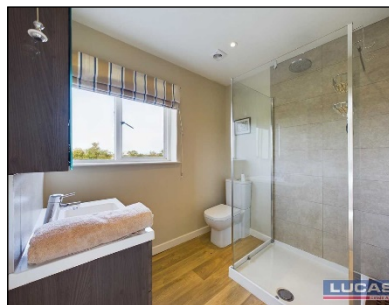
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Note to Customers

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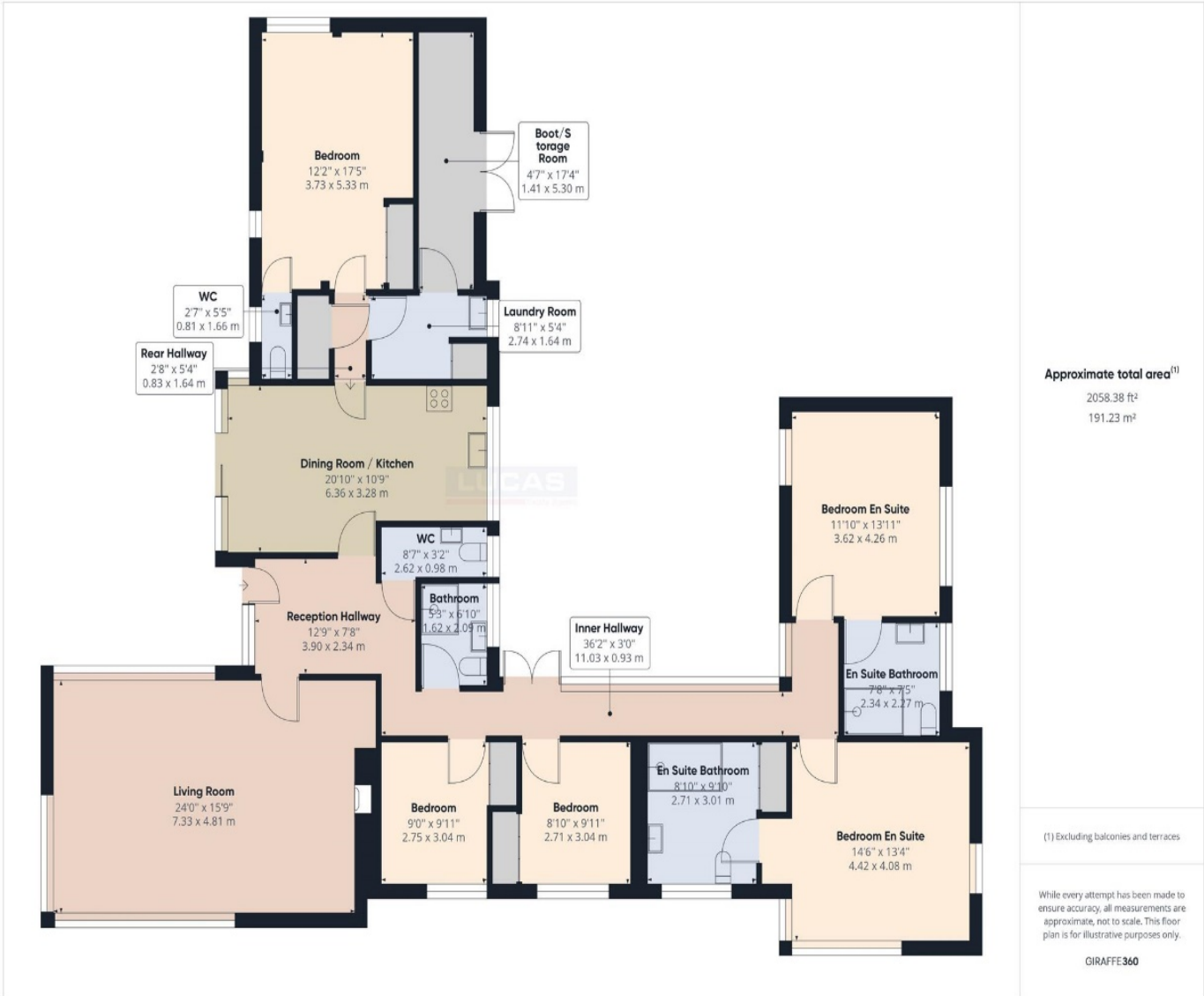
<https://find-energy-certificate.service.gov.uk/energy-certificate/9837-5061-5209-1927-5204>

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