



Overdale Mill Road, Porthdafarch Trearddur Bay, Isle of Anglesey
LL65 2LW
Freehold Detached OIRO £695,000

- Most Spacious Detached Family Home Set Within 2 Acres With Indoor Heated Swimming Pool, Detached Annexe, Converted Studio/Gym & Wet Room, Garage & Outbuildings
- 5 Bedrooms/2 Receptions/4 Bathrooms - Total Includes Annexe & Studio
- 7-8 Minute Walk To Porth Y Post Beach (See Photo Screenshot In Marketing) & Coastal Path, 5 Minute Drive To Porthdafarch Beach
- Stunning Location With 18 Hole Links Golf Course Adjacent
- 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/76902af175b143b6b2d823dae1152fa8/>
- Breath-taking Views of Holyhead Mountain, Surrounding Countryside, Golf Course, Sea & Mountain Views In Distance
- Aerial Video Footage <https://youtu.be/GCDMXhTeFls>
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating Underfloor Heating-Bulk LPG Gas Fired

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Property Summary

Located In The Very Sought After Porthdafarch Area On The Outskirts Of Trearddur Bay & Conveniently Placed For Porthdafarch Beach Together With An 18 Hole Link Golf Course Adjacent To The Gardens, Is This Tremendous Opportunity To Acquire A Most Spacious Detached Family Home Set Within 2 Acres With Indoor Heated Swimming Pool, Detached Annexe, Converted Studio/Gym With Wet Room, Garage & Various Outbuildings. Overdale Also Benefits From Affording Breath-taking Views of Holyhead Mountain, Surrounding Countryside, Sea & Mountain Views In The Distance & Is Only A 7-8 Minute Walk To Porth Y Post Beach Walking Across A Field Using A Footpath & A 5 Minute Drive From The Property To Porthdafarch Beach.

The Property Benefits From Underfloor Bulk LPG Gas Central Heating & Double Glazing & The Versatile & Flexible Accommodation Briefly Comprises Reception Entrance Hallway With Stairs To Galleried Landing, Steps Leading Down Into A Very Spacious Lounge/Diner With French Door Out Onto The Side Terrace, Breakfast Kitchen With Dual Fuel Range Cooker With Chimney Style Extractor Over, Integrated Dishwasher & Tall Fridge/Freezer, Door & Steps Down Into A Utility Room With Door Through To The Indoor Swimming Pool With French Doors Leading Out Onto Side Steps. Continuing Off The Entrance Hallway Are Further Doors Off Into 2 Double Bedrooms, One Of Which Is Currently Used As An Office & The Ground Floor Family Bathroom Suite Comprising Timber Panelled Bath, Corner Shower, Low Flush Wc & Vanity Sink Base Cupboard Together With Complimentary Tiled Flooring & Splashbacks and Useful Built In Storage Cupboards.

The First Floor Briefly Comprises Galleried Landing With Doors Off Into A Bedroom En Suite Shower Room With Stunning Views To Both Front & Rear With Potential Eaves Storage & Door Into An En Suite Shower Room Briefly Comprising Corner Shower Cubicle With Electric Shower, Pedestal Wash Hand Basin, Low Flush Wc & Complimentary Floor & Wall Tiling. Completing The Accommodation Is The Fourth Bedroom With Potential Eaves Storage & Three Windows Boasting Stunning Views Of Holyhead Mountain, Surrounding Countryside & Sea Views.

The Detached Annexe Suitable For Extended Family Or Letting Out Briefly Comprises Entrance Hallway, Open Plan Lounge/Kitchen/Diner & Bathroom To The Ground Floor With Open Tread Steps To The Attic Bedroom With Velux Roof Lights & Potential Eaves Storage.

Adjacent To The Annexe Is A Detached Building Currently Used As A Studio/Gym With En Suite Wet Room With Wc & Electric Shower Perfect For Using if After Returning From Any Water Sports Activities.

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EXTERNALLY

A Large Gated Driveway Leads To The Front With Significant Off-Road Parking For Several, Vehicles/Boat/Trailer/Motorhome Or Caravan With A Separate Detached Garage That has Power & Lighting, Up & Over Door, Side Door & A Useful Covered Pit That Could Be Reopened If Required.

Continuing Round The Sides Of The Property Are Pathways Leading To A Patio Terrace With Steps Taking You Down To The Lawned Gardens & Woodland That Provide A Private And Interesting Area To Explore & Relax In With Two Further Useful Outbuildings Set Within The Grounds.

Location

Trearddur Bay is a very popular coastal village situated on the West coast of Anglesey. The village has in recent years grown in popularity and is now arguably one of the top holiday spots on the island. Offering an array of trendy bars and eateries along with its beautiful Blue Flag beach. The property is situated close to the Holyhead Golf Club with its renowned 18-hole links golf course & the rise in popularity is hardly surprising. Just a short drive away is the market town of Holyhead that offer numerous amenities, train station with mainline train links and ferry port to Ireland. The Maritime Museum in Holyhead has an excellent cafe, and the beautiful Holyhead Breakwater Country Park has walks for you to enjoy. Further afield there is the stunning Newborough with its excellent woodland and beach and Beaumaris with its town and castle.

Council Tax Band F

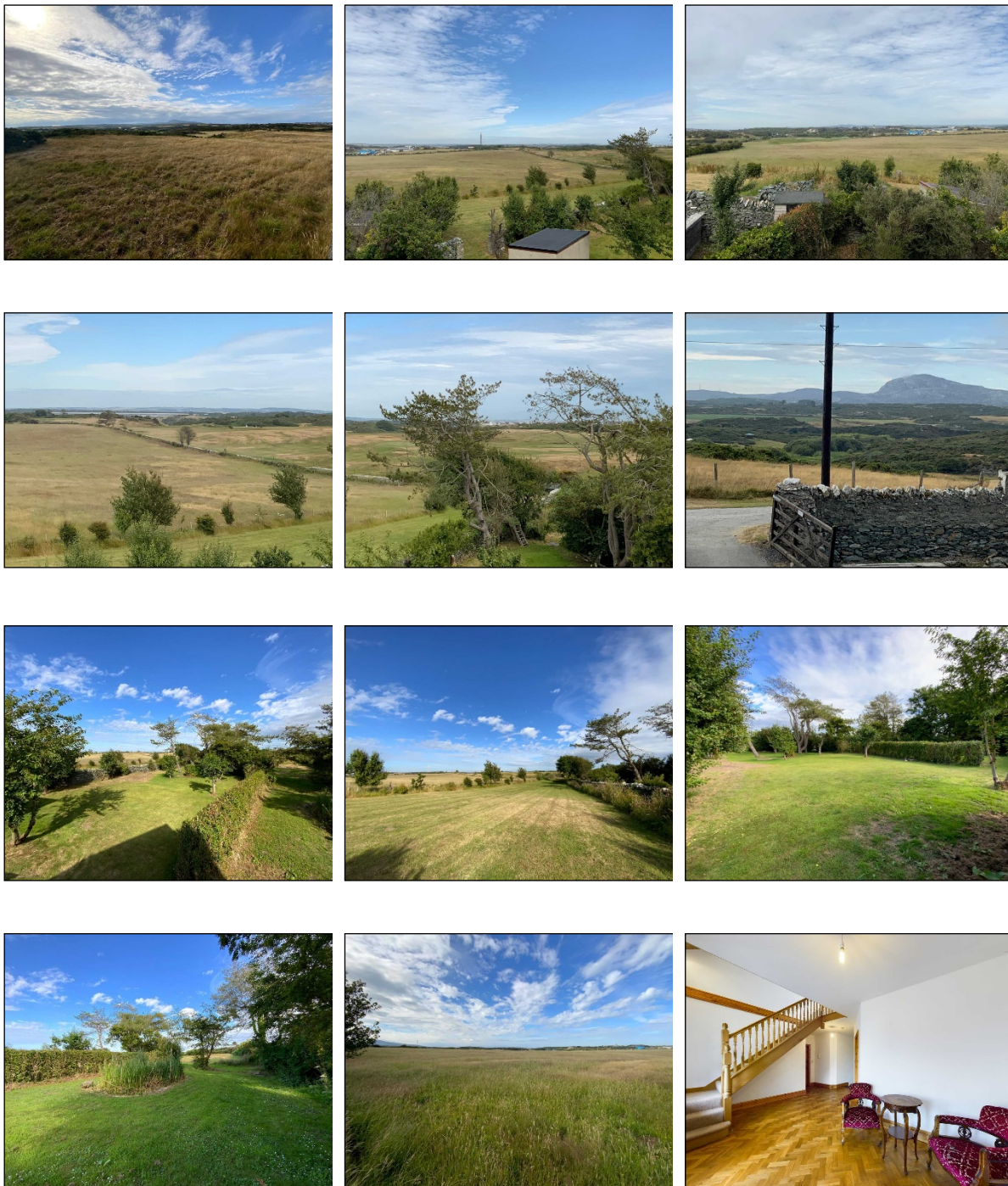
Sat Nav LL65 2LW

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

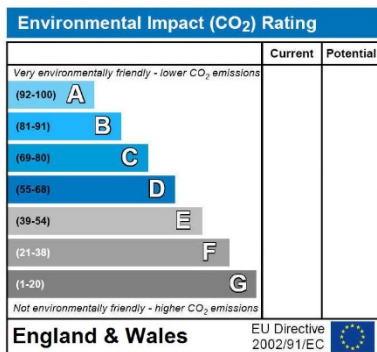
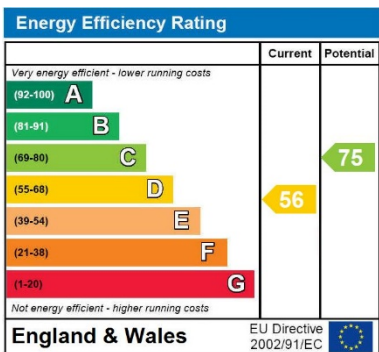
Note to Customers

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<https://find-energy-certificate.service.gov.uk/energy-certificate/9887-0034-2213-2222-6200>

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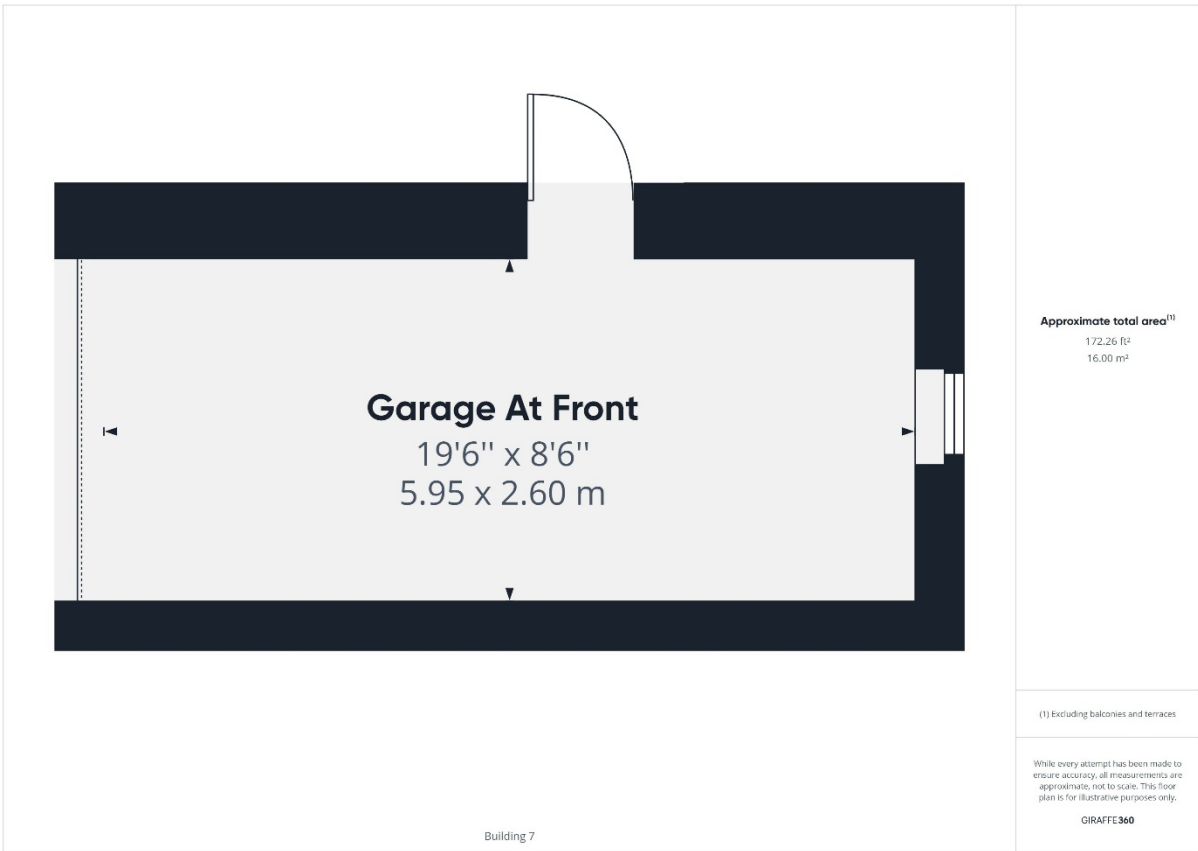
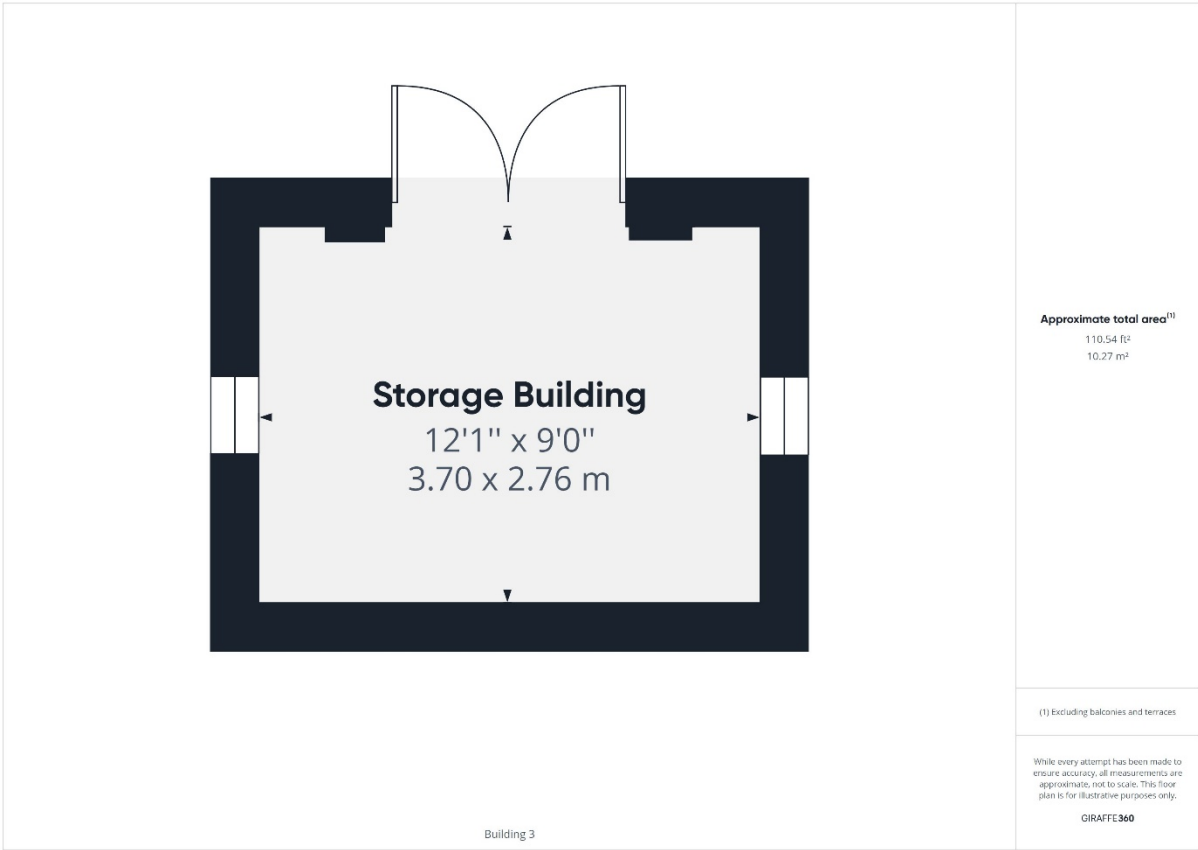
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