



Ty Coed Llangaffo LL60 6LY.
Freehold Cottage
£585,000

- Impressive Extended Detached Character Cottage-Ty Coed, Together With A Self-Contained Annexe
- The Annexe Is Currently Being Used As A Successful Holiday Let. There's Also The Potential For A Home Office, Granny Annexe Or Even Two Holiday Properties.
- Located In A Tranquil And Rural Location On The Outskirts Of Llangaffo
- The Cottages Are Set In Mature Generous Gardens Along With A Decked Garden Terrace/Entertaining Area Boasting Open Countryside Views
- Viewing Highly Recommended To Appreciate Both Cottages And Their Respective Grounds.
- Generous Gravelled Drive Entrance With A Second Gravelled Area To The Rear Of The Annexe Providing Additional Parking If Required
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Rare Opportunity To Acquire This Very Impressive Extended Detached Character Cottage-Ty Coed, Together With A Separate Character Detached Annexe-. The Annexe Is Currently Being Used As A Successful Holiday Let. There's Also The Potential For A Home Office, Granny Annexe Or Even Two Holiday Properties. Located In A Tranquil And Rural Location On The Outskirts Of Llangaffo. The Cottages Are Set In Mature Generous Gardens Along With A Decked Garden Terrace/Entertaining Area Boasting Open Countryside Views To The Side Aspect. Both Cottages Also Benefit From Oil-Fired Central Heating And Triple Glazing To Ty Coed And Double Glazing To The Annexe. The Main Property Also Has A Very Generous Gravelled Drive Entrance With A Second Gravelled Area To The Rear Of The Annexe Providing Additional Parking If Required. Viewing Highly Recommended To Appreciate Both Cottages And Their Respective Grounds.

Agents Notes

Both properties over the years have been further modernised and extended with the addition of some new French doors, front and rear entrance doors, new main entrance gates, decking and drainage works, adaptations and re modelling, groundworks, electric distribution board, some other electric works and a recent new roof to the sunroom.

Ty Coed

The accommodation briefly comprises door into entrance vestibule with French style doors leading into the main hallway with low maintenance flooring, window to front aspect & door off into the living room briefly including an attractive inglenook style fireplace incorporating a multi fuel stove set on a slate hearth with timber mantel over, low maintenance floor coverings, two windows to front aspect, access to loft space, door leading through into a vaulted dining room with ,low maintenance floor covering, window to front aspect, French style doors leading out to the decked terrace and entertaining area, a separate door from the living room takes you into a contemporary styled kitchen with a range of base and wall storage cupboards in a high gloss finish with complementary worksurfaces and wall tiling, built under electric double oven with ceramic hob and glass chimney style extractor over, built under integrated fridge, window to front aspect, low maintenance flooring, door through into the utility/boot room with space and plumbing for washer and dryer, additional space for upright fridge/freezer, base and wall storage cupboards, door to front drive and gardens, window to rear aspect and low maintenance floor covering.

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Continuing off the main entrance hallway is an opening to the inner hallway with a Slingsby style ladder to the loft space which is insulated and boarded with a light point and further doors lead off into bedroom 1 with low maintenance floor covering, French style door to the rear gardens and concertina folding door into a useful walk in wardrobe/dressing room providing ample hanging and storage space including two fitted drawer chests, lighting point and low maintenance flooring, bedroom 2 with window to rear aspect, spacious and light sunroom with ceramic tiled flooring, 180 degree aspect overlooking side and rear gardens, French style door to front drive and gardens and French style doors leading out to the rear gardens and completing the internal accommodation is a spacious contemporary style bathroom suite briefly comprising bath with mixer tap, corner shower cubicle with extractor fan, fitted units incorporating a vanity sink base unit, back to the wall Wc, complementary floor and wall tiling, heated towel rail and window to rear aspect

Externally

Galvanised double gates take you onto a sweeping gravelled driveway providing ample off-road parking for several vehicles/boat/caravan/motorhome with a flagged path to the rear main entrance and side of the property with small steps leading to a slightly elevated lawned garden with mature hedges & stone wall bordering the boundary, together with 3 separate doors accessing the cottage. A gravelled path takes you to the side of the sunroom leading to the rear of the cottage with further lawned gardens, mature trees and shrubs with a fence boundary backing onto open fields and the countryside. Steps lead down to a flagged pathway to the rear with a decked terrace/entertaining area and French doors leading into both the dining room and bedroom 1.

The Annexe

The accommodation briefly comprises door into entrance hallway with recessed lighting, built in cloaks cupboard, alternate tread wooden stairs to first floor, door into the vaulted living room with windows to both the front and side aspects, opening to rear hallway with door leading out onto the driveway, recessed lighting and onward access to the rear gardens, low maintenance flooring and an opening through into the kitchen/diner with recessed lighting and a range of base and wall storage cupboards in a high gloss finish with complementary worksurfaces and tiled splashbacks, space for upright fridge/freezer, space for washer, built under electric oven with induction hob and stainless steel chimney style extractor over, window to rear aspect overlooking the driveway and elevated gardens.

Continuing off the entrance hallway are further doors leading off into bedroom 2 with window to front aspect and door into the ground floor bathroom briefly comprising recessed lighting, extractor fan, a corner shower cubicle with electric shower, low flush Wc, pedestal wash hand basin and low maintenance flooring. The first floor briefly comprises a landing opening into the galleried snug area with a timber balustrade overlooking the living room and a built-in storage cupboard, door through into bedroom 1 with eaves storage cupboard, window to side aspect and a Velux window.

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Externally

To the front of the cottage is a low maintenance courtyard style garden area with gravelled loose chippings with flagged stepping stones and decorative flagged slab ideal for planters or tubs with stone boundary wall and timber fence panelling to either side with a useful adjoining implement storage workshop with power and lighting providing ample storage. The pathway continues to the side of the cottage with a covered log stores area together with a covered open storage space suitable for tubs/planters and space at the side for garden implements. A small gate takes you round to the rear of the cottage and driveway with a gravelled drive providing off road parking for 1 vehicle and timber bar gate leading onto the lane. Small steps lead up to a flower bed and a curved pathway take you to an elevated rear lawned garden area with matures trees and shrubs together with a greenhouse and timber garden shed. The rectangular shaped lawned garden is bordered by hedges and fencing to either side.

Location

The village of Llangaffo is located towards the southern tip of the Isle of Anglesey, being just 2 miles from the larger village of Newborough, which means you're on the doorstep of a particularly scenic Area of Outstanding Natural Beauty. Access to the main A55 expressway can be made easily at Gaerwen, making commuting straightforward to the port town of Holyhead, Llangefni and Bangor.

The Isle of Anglesey offers fabulous scenery, wonderful sandy beaches and woodland with Anglesey's coastal path offering some 120 miles of coastline to enjoy. Within close proximity of Ty Coed is Newborough Warren/Forest, miles of sandy beaches, historic Llandwyn Island and Malltraeth estuary (excellent for bird watching). There are also numerous nature trails and sites of historical interest nearby and plentiful tourist attractions, foremost being Anglesey Sea Zoo and Foel Farm Park.

Council Tax Band E

Exact Location

what3words ///woven.menswear.ranks

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

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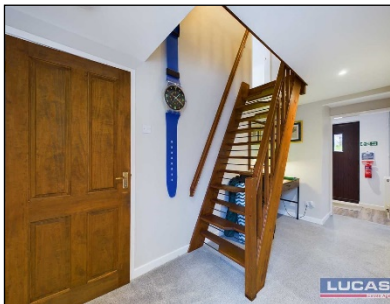
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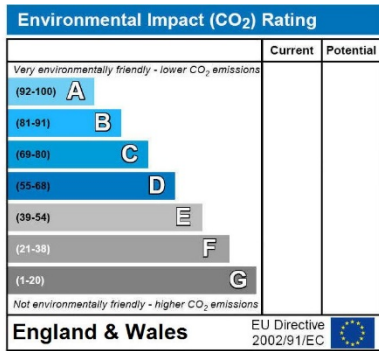
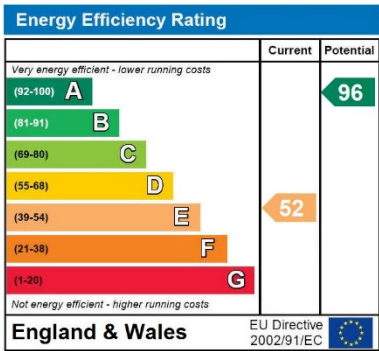
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Approximate total area⁽¹⁾

1414.97 ft²
131.45 m²

Reduced headroom

109.37 ft²
10.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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