



Black Seal Barn, 1 Golygfa'r Moelrhoniaid Llanfechell Cemaes LL68
 OUG
 Freehold Cottage

- Very Well-Appointed High Spec Barn Conversion Being One Of 7 In Complex
- 2 Bedrooms/1 Bathroom/1 Reception
- Enclosed Rear Garden & Patio/Entertaining Area, Walled Front Garden/Seating Area
- Stunning Rural & Coastal & Sea Views Including The Skerries Lighthouse Along With Views Over Ynys Mon & Distant Mountain Views
- 2 Allocated Parking Spaces, Bin Stores & Communal Grassed Area
- 2.5 Miles From The Beautiful Picturesque Coastal Village Of Cemaes Bay And Approx. 10 Miles From The Village Of Valley
- Chain Free
- Services Mains Electric, Communal Private Sewerage Treatment Plant Together With A Communal Private Water Supply, Central Heating Air Source Heat Pump

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Property Summary

A Superb & Very Well-Appointed High Spec Barn Conversion Boasting Fabulous Rural & Coastal Views To Include The Skerries Lighthouse, Open Fields Coastline & Sea To The Front Aspect. The Property Benefits From 2 Allocated Parking Spaces And Includes A Low Maintenance Enclosed Garden & Patio Area Along With A Neat Walled Garden To The Front. This Impressive Property Also Features Oak Veneered Internal Doors, Spacious Living Room, A Superb Fitted Kitchen, 2 Double Bedrooms, Contemporary Styled Bathroom & Also Benefits From An Energy Efficient Air Source Heating System And Double Glazing The Property Is One Of 7 In The Complex Completed By A Local Developer & Is Currently Run As A Successful Holiday Let .Both Internal & External Viewing Is Highly Recommended & This Stunning Cottage Is Ready For Immediate Occupation With No Onward Chain. Contents Are Available Extra By Negotiation.

The well-proportioned accommodation briefly comprises front door into entrance area with stairs to first floor landing and further accommodation, leading through into a spacious and light living room with porcelain tiled flooring, window to front aspect, French doors leading out to the flagged patio garden and entertaining area and door off into a useful contemporary styled Wc briefly comprising low flush Wc, cantilever vanity sink base with storage under, porcelain tiled flooring, frosted window to rear and useful built in storage cupboard.

Continuing off the entrance area is an opening through into the stunning kitchen/diner with porcelain tiled flooring, windows to both front and rear aspect, recessed lighting, contemporary shaker style fitted kitchen with base and wall storage cupboards, drawer pack, integrated dishwasher, Range Master built under electric oven with induction hob and chimney style extractor over, integrated fridge/freezer, integrated BOSCH microwave, brushed stainless steel inset bowl and mixer taps with complementary Aria in Nero graphite work surfaces and upstands, extractor fan and ample space for a table and chairs.

The first floor briefly comprises a landing with conservation Velux roof light and doors leading off into the very spacious bedroom 1 with windows to both front and rear aspect offering stunning views of the sea and coastline along with the Ynys Mon countryside respectively, L shaped bedroom 2 with window to front aspect boasting fabulous views of the sea and coastline and completing the accommodation is the contemporary styled bathroom briefly comprising a p shaped bath with mains shower and curved glass screen with complementary tiled splash backs, cantilever vanity sink base with storage under and tiled splash back, low flush Wc, chrome heated towel rail, complementary floor tiling and conservation Velux roof light.

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Externally

A central flagged pathway leads to the front entrance with slate chippings to either side with space for seating with stone and timber fence panelling bordering. To the rear is an enclosed low maintenance flagged patio garden, perfect for entertaining or relaxing in with timber sleepers providing that finishing touch along with a stone wall and timber panel fencing bordering.

Agents Notes

We are informed there is a communal private sewerage treatment plant together with a communal private water supply and it is therefore envisaged that a shared cost of providing water and drainage will be comparatively cheap, and therefore very appealing.

We have been advised by our Clients that each of the barn conversions will be Freehold, with 2 allocated parking spaces per property. We understand the communal grounds and parking will be owned by The Freehold Management Committee Of Which All Owners Are Members Of & Have A Share In. All interested parties are advised to have their legal adviser explore the same when the necessary.

Location

The complex is only approx. 2.5 miles from the beautiful picturesque coastal village of Cemaes Bay and approx. 10 miles from the excellent commercialised village of Valley, providing direct access onto the A5 and easy access onto the A55 Expressway. Holyhead town is approx. 15 miles distance offering excellent out-of-town shopping together with a mainline railway station and regular ferry service to Ireland. The complex is within approx. 4.5 miles of Llanfaethlu village which has a new build primary school and the properties are superbly positioned to take full advantage of stunning rural and coastal walks, including the around Anglesey Coastal Path. Cemlyn Bay Nature Reserve is within approx. 2.5 miles and stunning Sandy Beach is approx. 8 miles distance. Anglesey boasts many fine restaurants, pubs and hotels, and is a high-demand holiday destination renowned for its water sports, fishing, walking activities...

Council Tax Band N/A

Cottage Business Rate Relief - Nil Charges

Exact Location

[what3words ///simulations.referral.tanked](https://what3words.com/simulations.referral.tanked)

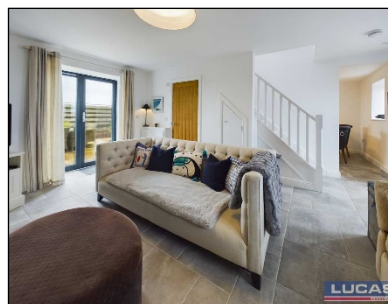
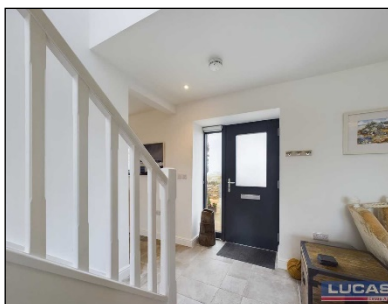
<https://what3words.com/ways-to-use>

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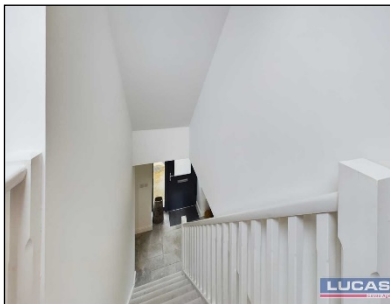
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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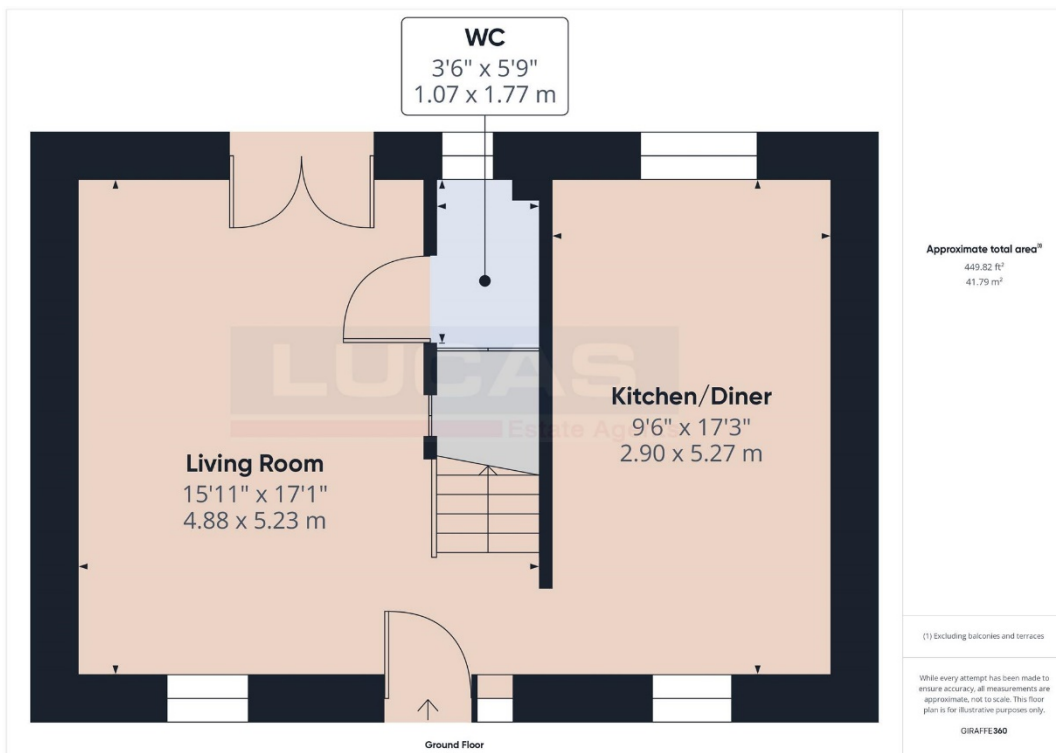


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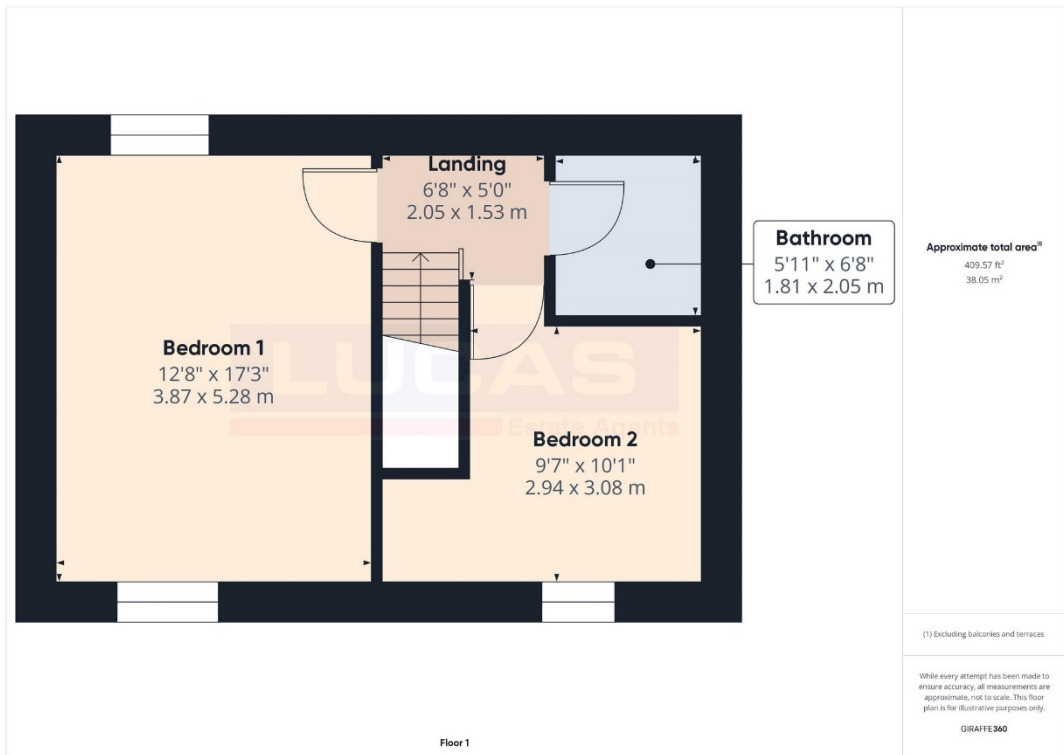
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0463-3864-7017-9821-8235>



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