



Llanallgo Church Rooms Llanallgo Moelfre LL72 8NE
Freehold Detached
£485,000

- Spacious And Well Appointed Detached Converted Former Church House
- 5 Bedrooms/3 Bathrooms/3 Receptions
- Sought After Hamlet Of Llanallgo, Being Only A Short Drive Or Cycle From Popular Coastal Village Of Moelfre
- Stunning Views Of The Open Countryside To All Aspects.
- Historically Been Used As An Air B&B And Brought In A Very Generous Income & Also Lends Itself As A Main Family Residence.
- Ample Off-Road Parking Along With Manageable Lawned Gardens
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating LPG Gas

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

With The Added Benefit Of Having No Onward Chain Is This Most Spacious And Well Appointed Detached Converted Former Church House Located In The Sought After Hamlet Of Llanallgo, Being Only A Short Drive From The Beautiful North Coast Of The Isle Of Anglesey, Offering Stunning Views Of The Open Countryside To All Aspects. The Property Has Historically Been Used As An Air B&B And Brought In A Very Generous Income & Also Lends Itself As A Main Family Residence. The Property Also Offers Ample Off-Road Parking Along With Manageable Lawned Gardens & Gravelled Pathways With A Private Seating Area At The Rear Bordering On To Open Fields. The Property Is Only A Very Short Drive Or Cycle From Popular Coastal Village Of Moelfre & Only A 3 Minute Drive To Traeth Bychan Beach.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into a vaulted and spacious entrance dining/reception hallway with stone flagged flooring, stairs to first floor galleried landing, recessed lighting and opening leading off into a spacious living room with attractive exposed brick inglenook style fireplace with log burning stove, stone flagged flooring, recessed lighting and windows to both front and rear aspect, spacious breakfast kitchen with ample base and wall storage cupboards with complementary granite work surfaces, double bowl Belfast style sink with mixer tap, integrated dishwasher, space for free standing washer, space for range cooker with canopy style extractor over, space for free standing fridge, bespoke open bread basket units and glass display wall units, windows to front aspect, stone flagged flooring, recessed lighting and door through into a large conservatory with stone flagged flooring, windows to two aspects and French doors leading out to the side and rear gardens.

Continuing off the entrance dining/reception room are further doors leading off into bedroom 4 with stone flagged flooring, recessed lighting and window to rear aspect, bedroom 5 with stone flagged flooring, recessed lighting and window to rear aspect and completing the ground floor accommodation is the bathroom briefly comprising timber and tiled panelled bath with mains shower and glass screen, pedestal wash hand basin, low flush Wc, complementary wall tiling, stone flagged flooring, recessed lighting and frosted window to side aspect

The first floor briefly comprises an attractive vaulted galleried landing with exposed brick wall, doors leading off into bedroom 1 en suite bathroom & separate Wc with recessed lighting, windows to both rear and side aspects both of which boast far reaching open countryside views, doors off into en suite bathroom with recessed lighting, enclosed shower cubicle with mains shower and complementary tiled surround, extractor fan and built in shelving, en suite Wc with recessed lighting, low flush Wc, pedestal wash hand basin and extractor fan, bedroom 2 en suite with recessed lighting, windows to both front and rear aspects both of which boast far reaching open countryside views together with distant

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.

mountain views to the front aspect, built in storage cupboard, door into en suite bathroom with recessed lighting, built in shower cubicle with mains shower and complimentary tiled surround, extractor fan, low flush Wc and pedestal wash hand basin, bedroom 3 en suite with recessed lighting, windows to both front and rear aspects both of which boast far reaching open countryside views together with distant mountain views to the front aspect, built in storage cupboard, raised plinth with roll top bath and door into en suite Wc with recessed lighting, extractor fan, low flush Wc, wall mounted wash hand basin.

Externally

To the right of the property there is a large, gravelled driveway with excellent off-road parking for several vehicles. To the left and to the rear there is a wrap around garden with a lawned garden, patio and seating area, with rural views across open fields.

Location

Llanallgo is well positioned just outside of the popular seaside villages of Moelfre and Benllech. Situated on the beautiful east coast of Anglesey, Moelfre is a delightful seaside village, boasting little cottages, a picturesque port, a beach, fine views of Snowdonia, a working lifeboat, and two quality pubs/restaurants. Visit the hugely popular local Seawatch Centre, take boat trips around the coast and enjoy fishing or watching sea birds, seals and even dolphins, or discover wonderful cliff-top walks with stunning mountain views. The village has many historic links, the most recent being the site of the tragic Royal Charter shipwreck in 1859. There are stunning sandy beaches nearby, at Benllech and Lligwy, and the lovely Red Wharf Bay, with its miles of open sands and birdlife. A perfect location for travelling around this lovely island and throughout beautiful Snowdonia.

Near the A5025 leading to the A55 with easy access to rest of UK motorway networks.

Agents Notes

Contents Available By Negotiation

Council Tax Band -Business Rate Relief/G Rated £3235.80 -2024/2025

Exact Location

[what3words ///routes.daylight.clearing](https://what3words.com/ways-to-use)

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

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.

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



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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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/2798-7989-7229-6518-4970>



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.



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.



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.