



Bryn Awelon Llangaffo LL60 6LY  
Freehold Terraced  
£195,000

- Very Spacious Mid Terrace House That Boasts Stunning Panoramic Views Of The Anglesey Countryside & Comes With The Benefit Of Having No Onward Chain
- 3 Bedrooms/2 Bathrooms/3 Receptions
- Absolutely Stunning Views Of Open Fields, Uninterrupted Views from Llandudno to the Llyn Peninsula, Eryri (Snowdonia) Mountains
- Off Road Parking For Two Vehicles Along With Private Gardens
- Property Does Requires Some Work Being Undertaken
- Ideal Project Opportunity With Potential To Re Model, Extend At The Rear, Knock Through Into Next Door To Provide A Larger Dwelling For Extended Family & Or Provide A Rental Income
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Fired

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## Property Summary

Bryn Awelon Located On The Outskirts Of The Semi Rural Village Of Llangaffo Is A Spacious Mid Terrace House That Boasts Stunning Panoramic Views Of The Anglesey Countryside Together With Absolutely Stunning Views Of Open Fields, Uninterrupted Views from Llandudno To The Llyn Peninsula, Eryri (Snowdonia) Mountains And Beyond With Glimpses Of The Menai Strait In The Distance. The Property Also Benefits From Off Road Parking For Two Vehicles Along With Private Gardens. The Property Does Requires Some Work Being Undertaken & Comes With The Benefit Of Having No Onward Chain. Bryn Awelon Provides An Ideal Project Opportunity With Lots Of Potential To Re Model, Extend At The Rear Subject To The Usual Consents), Knock Through Into Next Door To Provide A Larger Dwelling For Extended Family & Or Provide A Rental Income

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 Boasting A Modern, Fully Equipped Primary School, A Convenience Store And Pub, Which Means Your On The Doorstep Of A Particularly Scenic Area Of Outstanding Natural Beauty. Access To The Main A55 Expressway Can Be Made Easily At Gaerwen,

The accommodation which benefits from Lpg gas central heating and double glazing briefly comprises front door into entrance porch with door off into the hallway with stairs to first floor and doors leading off into the living room with window to front aspect, fireplace with wood burning stove, quarry tiled flooring and door through into the sitting room with cast iron fireplace, stone flooring, windows to laundry room & sun room and glazed door leading into the sun room with ceramic tiled flooring, French doors leading out to the rear garden, glazed ceiling allowing plenty of natural light and a door leading off into a ground floor shower room with shower cubicle, wash hand basin, low flush Wc and frosted window to rear aspect. Continuing off the sunroom are French style timber glazed doors leading into the kitchen with wood base and wall storage cupboards with complementary work surfaces, Belfast sink with mixer tap, space for slot in cooker, space for free standing fridge and freezer, built in upright storage cupboard, wood flooring, window to front aspect with timber shutters and beamed ceiling.

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The first floor briefly comprises landing with doors leading off into bedroom 1 with built in storage cupboards and window to front aspect boasting fabulous views over the open countryside, bedroom 2 with window to front aspect boasting fabulous views over the open countryside and window to rear aspect offering a stunning place to unwind and take in the panoramic views of the Anglesey countryside together with absolutely stunning views of open fields, Eryri (Snowdonia) mountains and beyond with glimpses of the Menai Strait in the distance, bedroom 3 with offering a stunning place to unwind and take in the panoramic views of the Anglesey countryside together with absolutely stunning views of open fields, Eryri (Snowdonia) mountains and beyond with glimpses of the Menai Strait in the distance and completing the accommodation is the bathroom with a timber panelled bath with shower, pedestal wash hand basin, low level Wc, low maintenance floor covering, complementary wall tiling and frosted window to side aspect.

#### Externally

Brick wall boundary to front with gate leading to entrance and to the rear is a gate that takes you into the rear garden which is mainly laid to lawn with mature trees and shrubs and makes a great sun trap with stone outbuilding and onward access into the property via the sunroom.

#### Location

The property is situated on the B4421, a short distance from the A4080 coastal road that links to Llandwyn Beach at Newborough which is an ideal location for visitors to make the most of the lovely coastal and forestry walks. Anglesey has a number of high-quality eateries in the area. The property offers countryside living with easy access to the A55/Llanfairpwll, local amenities, countryside and coast. 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 very close proximity of 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 C £1739.20 2024/2025

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## Exact Location

what3words ///tweed.clinked.blacken

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

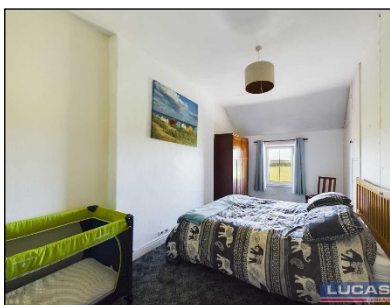
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

## Note to Customers

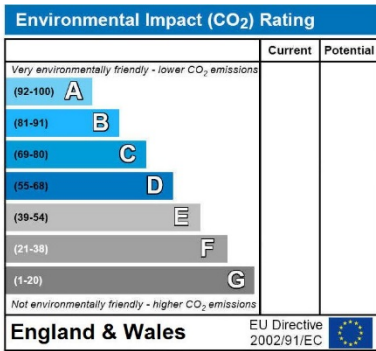
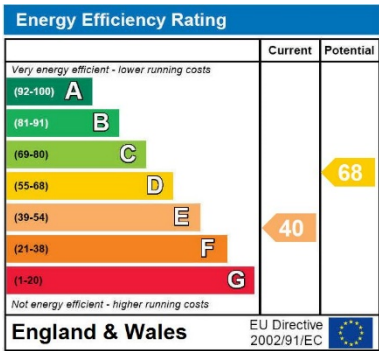
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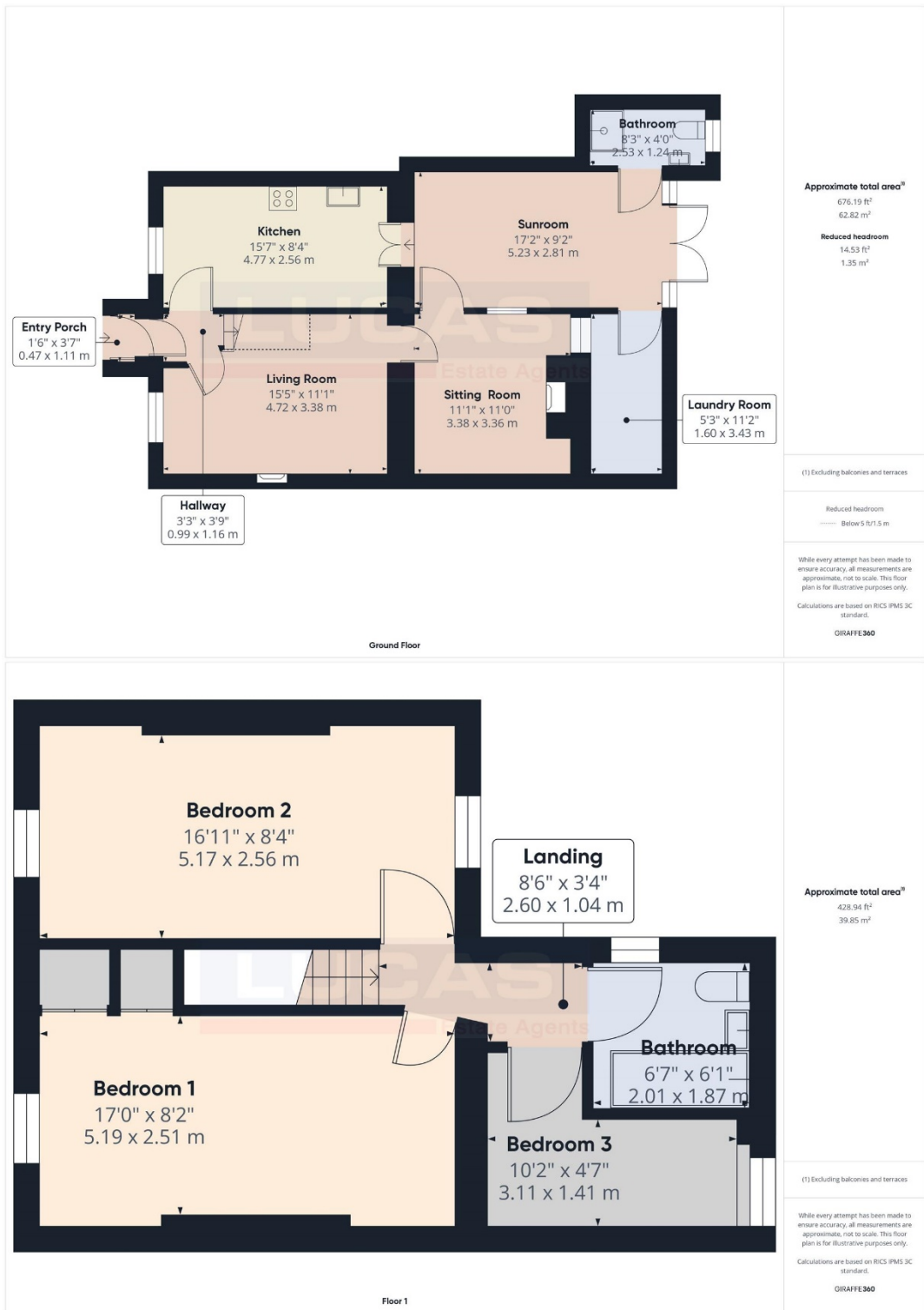


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<https://find-energy-certificate.service.gov.uk/energy-certificate/0634-2928-2400-0644-0292>

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