



Copperstones Cerrig Man Cerrig Man, Penysarn LL69 9YA
 Freehold Detached
 £350,000

- Spacious Detached Dormer Style Family Home Set Within A Generous Size Plot
- 4 Bedrooms/2 Bathrooms/2 Receptions
- Fine Views Of Parys Mountain To The Front Along With Uninterrupted Open Rural Views To The Rear
- Ample Parking For Several Vehicles With Further Space For Boat/Caravan/Motor Home
- Integral Garage, Front And Rear Lawned Gardens And A Garden Store
- EPC D; Council Tax Band E £2586.21 2025/2026; Broadband Up To 654 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating Oil Fired

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Property Summary

A Spacious Detached Dormer Style Family Home Set Within A Generous Size Plot Boasting Fine Views Of Parys Mountain To The Front Along With Uninterrupted Open Rural Views To The Rear. The Property Has The Added Benefit Of Ample Parking For Several Vehicles With Further Space For Boat/Caravan/Motor Home Along With An Integral Garage, Front And Rear Lawned Gardens And A Garden Store Approx 12'0 x 12'0. Copperstones Is Situated Within The Semi Rural Hamlet Of Cerrig Man On The Outskirts Of Penysarn & Llanellian. There Are Beautiful Walks Down To The Coastal Path, Including The Lesser Known And Picturesque Beach At Port Lynas. Penysarn Has A Convenience Shop And Amlwch Has A Full Range Of Amenities Such As Schooling, Leisure Centre, Gyms, Cafes, A Restaurant, Supermarket, Shops, Dentists, And A Modern Doctor's Surgery, As Well As Fantastic Walks On The Copper Mountain.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into a spacious entrance hallway with low maintenance flooring, coved ceiling, stairs to first floor with understairs storage, rear hallway area with space for coat/boot storage with window to rear aspect overlooking the gardens, French style doors into the lounge with recessed lighting, coved ceiling, window to side aspect and window to front aspect boasting views over the front garden and beyond to Parys mountain, living/dining room with coved ceiling, low maintenance flooring, window to front aspect boasting views over the front garden and beyond to Parys mountain and a square opening leading into the breakfast kitchen with base and wall storage cupboards with complementary work surfaces, one and a half bowl stainless steel sink with mixer tap with tiled splashback, built under integrated double oven with ceramic hob and chimney style extractor over, integrated dishwasher, space for free standing fridge/freezer, ceramic tiled flooring, coved ceiling, recessed lighting, window to rear aspect overlooking the garden together with open fields, door into entrance hallway and door to the rear hallway with ceramic tiled flooring, door to rear garden and doors leading off into the laundry/utility room with ceramic tiled flooring, space for free standing washer and dryer, base cupboard with inset stainless steel sink with pillar taps, oil fired central heating boiler, frosted window to rear aspect and a door through into the garage with power and lighting with up and over door.

Continuing off the entrance hallway is a door into the ground floor bedroom 1 en suite bathroom with window to rear aspect overlooking the garden and open fields beyond and door through into an en suite bathroom briefly comprising a shower cubicle with electric shower, pedestal wash hand basin, low flush Wc, ceramic tiled flooring, complementary wall tiling with wall lighting and frosted window to rear aspect.

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The first floor briefly comprises a spacious landing with an open recessed storage cupboard, Velux roof light and door leading off into bedroom 2 with a Velux roof light to front aspect providing super views of Parys mountain and open fields, bedroom 3 with Velux roof light providing super views of open fields to the rear aspect and access to eaves storage, bedroom 4 with a Velux roof light to front aspect providing super views of Parys mountain and open fields and access to eaves storage, spacious bathroom briefly comprising a corner bath, shower cubicle with electric shower, pedestal wash hand basin, low flush Wc, ceramic tiled flooring, complementary wall tiling, recessed lighting, access to loft space, Velux window to rear aspect overlooking the garden and open fields beyond

Externally

To the front is a generous gravelled area with ample off-road parking for several vehicles with space at the side of the garage for a boat/caravan/motor home together with a neat lawned garden to the front with stone boundary wall. A gravelled path runs along the side of the property leading to the rear garden area which is mainly laid to lawn backing onto open fields together with a useful storage building and hard standing area.

Location

Easily accessible and located in a non-estate position and only a short drive to either Amlwch, Benllech or Llangefni. Copperstones is located in 'Cerrig Man', just outside Penysarn and Llaneilian. There are beautiful walks down to the coastal path, including the lesser known and picturesque beach at Port Lynas. Penysarn has a convenience shop and Amlwch has a full range of amenities such as schooling, leisure centre, gyms, cafes, a restaurant, supermarket, shops, dentists, and a modern doctor's surgery, as well as fantastic walks on the copper mountain.

Agents Notes

The property built in 2005 is of standard construction under a slate roof.

Council Tax Band E £2586.21 2025/2026

Broadband Up To 654 Mbps

Exact Location

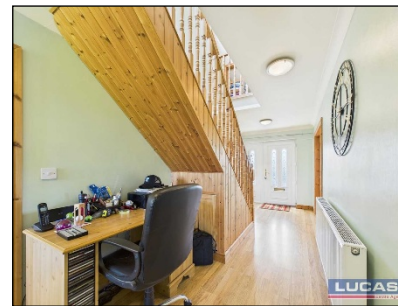
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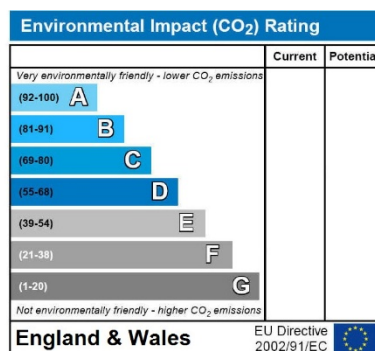
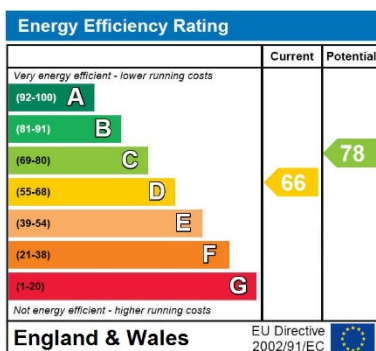
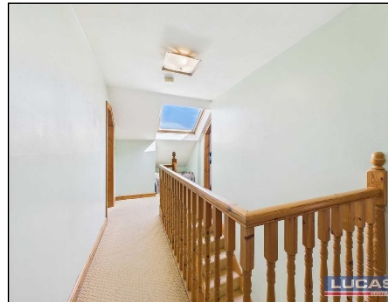
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Note to Customers

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.

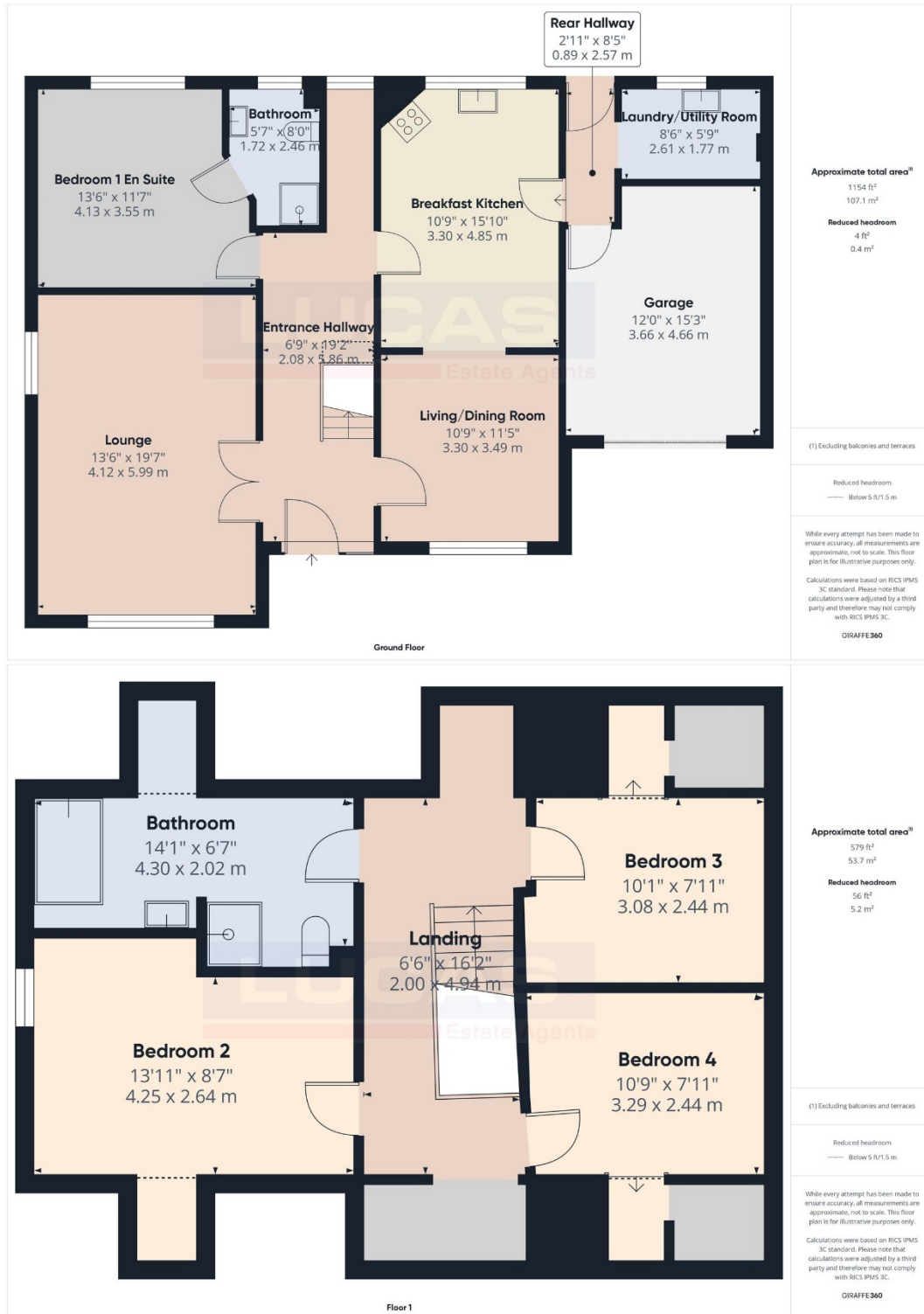


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1733 ft²
160.8 m²

Reduced headroom

60 ft²
5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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