



4 Tyddyn Waen Glanrafon Llangoed LL58 8PB  
 Freehold End Terrace  
 £195,000

- Extended End Terrace House Requiring Full Renovation Throughout With Plenty Of Potential & Chain Free
- 2 Bedrooms/1 Bathroom/1 Reception
- Sought After Rural Hamlet Of Glan Yr Afon On The Outskirts Of The Village Of Llangoed
- Ample Off Road Parking That Includes A Double Garage/Workshop
- Many Beautiful Country Walks, With Access To The Anglesey Coastal Path.
- EPC F; Council Tax Band C £1881.36 2025/2026
- Services Mains Electric, Mains Water, Mains 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

An Extended End Terrace House Requiring Full Renovation Throughout With Plenty Of Potential, Located In The Sought After Rural Hamlet Of Glan Yr Afon On The Outskirts Of The Village Of Llangoed. The Property Benefits From Ample Off Road Parking That Includes A Double Garage/Workshop Together With A Small Stone Walled Garden To The Front. Within The Hamlet There Are Many Beautiful Country Walks, With Access To The Anglesey Coastal Path. Llangoed Has A Convenience Store, Sports Clubs And A School. Also Benefits From Having No Onward Chain.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into hallway with stairs to first floor and door off into the lounge/diner with an open fireplace and surround, recessed display shelving, understairs storage, window to both front and rear aspects, door off into the kitchen with base and wall storage cupboards with complementary work surfaces, stainless steel single bowl sink with mixer tap, built under electric oven with electric hob and integrated extractor over, Rayburn cooker, complementary wall tiling, low maintenance flooring, windows to both side and rear aspects, door through to the rear hallway with low maintenance flooring and further doors off into the ground floor bathroom briefly comprising timber panelled bath, low level Wc, pedestal wash hand basin, heated towel rail, built in linen cupboard, frosted window to rear, lean to rear porch/boot room with water point and a door to the side and rear garden access.

The first floor briefly comprises a landing with loft access and doors off into L shaped bedroom 1 with window to front aspect with pleasant views, bedroom 2 with built in airing cupboard housing hot water cylinder and window to rear aspect with countryside views.

#### Externally

Stone wall garden to front with timber folding gates leading onto a generous drive with off road parking with mature hedge bordering leading to a large double garage/workshop with power and lighting.

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### Location

Glan Yr Afon is a quiet and sought after hamlet, with a leafy/rural aspect, located on the periphery of Llangoed and Beaumaris. With in the hamlet there are many beautiful country walks, with access to The Anglesey Coastal Path. Llangoed has a convenience store, sports clubs and a school. Whereas Beaumaris has a selection of boutique shops, restaurants, bistros, cafes, two golf courses and many tourist attractions.

### Agents Notes

The property is of stone and cavity wall construction under a slate roof.

Council Tax Band C £1881.36 2025/2026

### Exact Location

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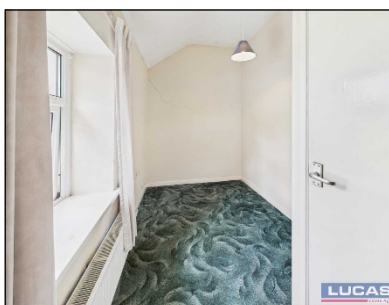
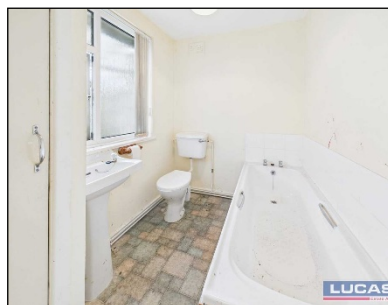
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

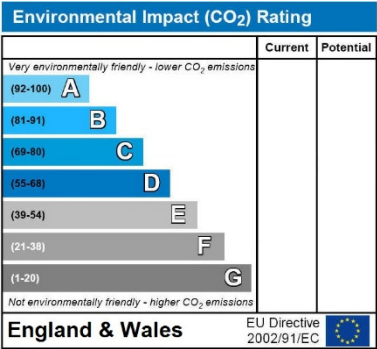
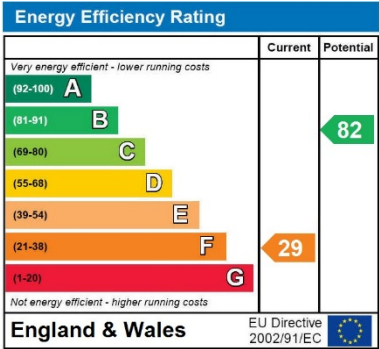
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