



1 Pen Y Graig Llanfaethlu LL65 4NW
 Freehold Semi Detached
 £375,000

- Fully Refurbished Semi Detached Two Storey Cottage On Outskirts Of Village Of Llanfaethlu
- 3 Bedrooms/1 Bathroom/1 Reception
- New Kitchen, New Bathroom, New Carpets, New Fireplace & Wood Buring Stove, New Internal Oak Doors, Re Decorated Throughout
- Significant Ample Off-Road Parking & Generous Gardens To Side & Rear
- Super Countryside Views To Front & Rear
- 15 Minutes To Amenities In Valley & A55 Expressway
- New Oil Tank And Central Heating System Installed 2025; New Water Treatment Plant Installed 2025
- Services Mains Electric, Mains Water, Water Treatment Plant Drains, Central Heating Oil Fired

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Property Summary

Set Just Off The A5025 Coastal Road On The Outskirts Of The Village Of Llanfaethlu Is This Two Storey Extended Semi-Detached Cottage Boasting Super Countryside Views To Both The Front & Rear Along With Ample Off-Road Parking & Generous Gardens To The Side & Rear. The Property Has Been Re Modelled & Modernised Throughout To Include A New Kitchen & Bathroom, New Floor Coverings Decorated Throughout, New Internal Oak Doors, New Fireplace With New Wood Burning Stove, New French Doors, New Oil Central Heating System & Tank, New Water Treatment Plant, New Roof To Utility/Playroom & Is Offered With The Added Benefit of Having No Onward Chain.

The accommodation which benefits from oil fired heating and double glazing briefly comprises door into front porch with windows to side aspect, door into entrance hall with exposed painted beams, stairs to first front, half steps leading up to lounge with exposed painted beams, new fireplace with wood burning stove set on a slate hearth with timber beam over, window to front aspect, new French doors leading out to the rear seating area and garden, door through into kitchen/diner with recently installed base and wall storage cupboards with complementary marble work surfaces with matching upstands, space for free standing range cooker, integral sink with mixer tap, recessed lighting, access to loft space, herringbone style low maintenance flooring, windows to both front and rear aspects, door to utility/play room with space for washer, herringbone style low maintenance flooring, window to rear aspect and door leading to the rear garden and parking.

Continuing off the entrance hallway are doors leading off into a ground floor bedroom with windows to both front and rear aspect and built in wardrobe, exposed painted beams and completing the ground floor accommodation is a newly installed bathroom suite briefly comprising panelled bath, walk in shower with mains shower fitting, low flush wc, vanity sink unit, chrome heated towel rail, built in airing cupboard, extractor fan, herringbone style low maintenance flooring and frosted window to rear.

The first floor comprises small landing with doors leading off into bedroom 2 with built in wardrobe, exposed painted beams and windows to both front and rear aspects boasting super countryside views and bedroom 3 with built in wardrobe and windows to both front and rear aspects boasting super countryside views.

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Externally

Enclosed garden area to front with gate leading to a gravelled drive area with ample off-road parking for several vehicles. A path runs to the rear of the property with a large, flagged patio area and steps leading up to an elevated lawned garden. There is plenty of space for a summer house and garden storage if required.

Location

The property is located near to the village of Llanfaethlu, just off the A5025 coastal road, which provides access to the nearby villages of Valley and Cemaes Bay.

Agents Notes

Current Epc Excludes New Central Heating System

The property is of standard construction under a slate roof.

The utility/playroom was rebuilt with block wall insulation and re roofed completed 2025.

The rear window in the lounge was removed and replaced with French doors in 2025.

New water treatment plant installed 2025.

New oil tank and central heating system installed 2025.

Council Tax Band D £2102.22

Exact Location

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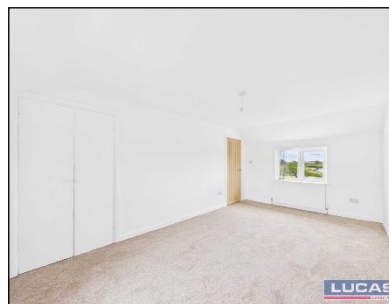
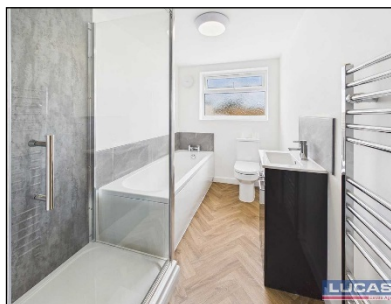
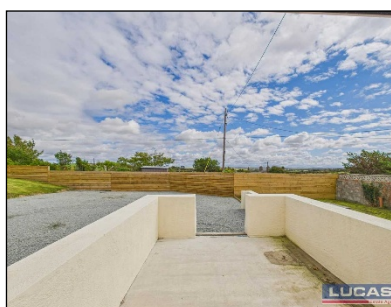
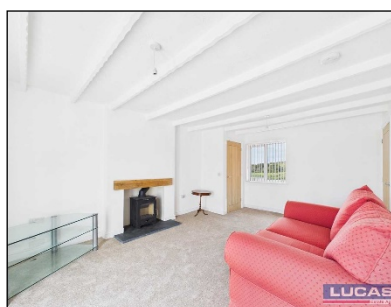
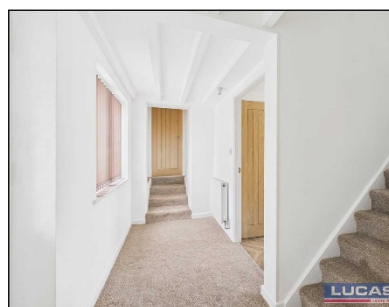
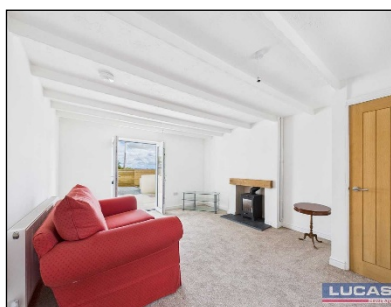
<https://what3words.com/ways-to-use>

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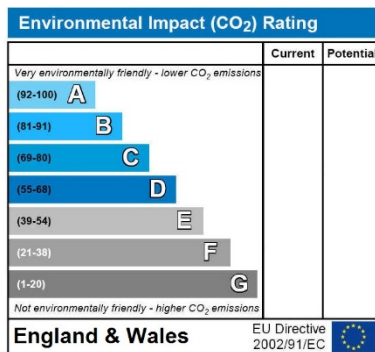
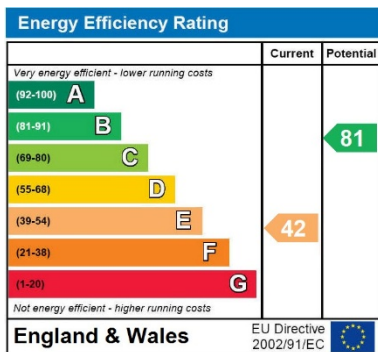
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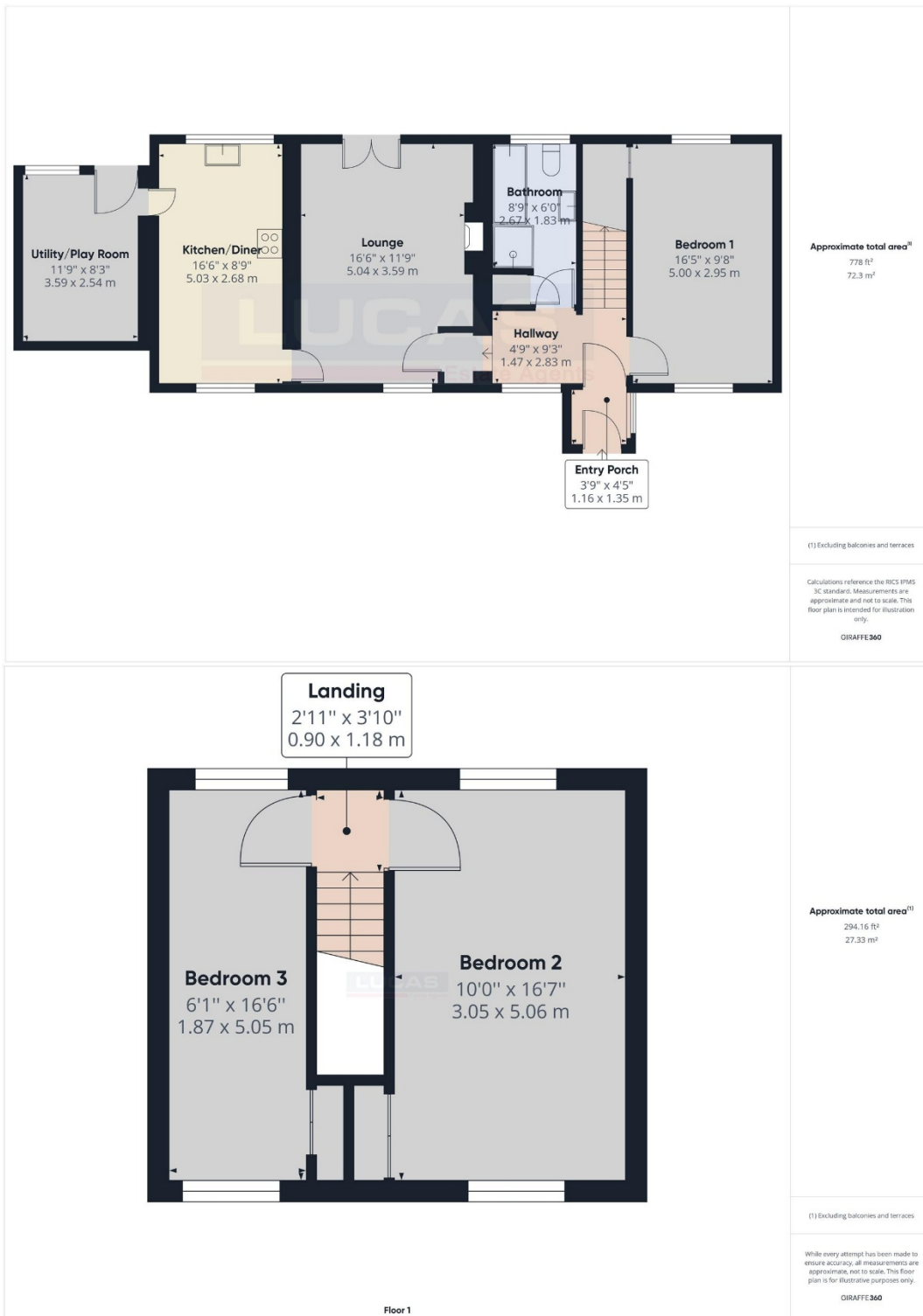
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<https://find-energy-certificate.service.gov.uk/energy-certificate/2848-2026-1206-7717-5200>

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