



1 Fair View Newborough LL61 6SD
 Freehold Semi Detached
 NEW PRICE £195,000

- Very Well Appointed & Refurbished Semi-Detached Home Situated Centrally In The Sought After

Village Of Newborough

- 2 Bedrooms/1 Bathroom/1 Reception
- Recently Also Benefitted From The Installation Of An Air Source Heat Pump & New Radiators Together With New Solar Panels
- Notable Attraction Is The Long Rear Garden With Several Storage Buildings, Home Office/Studio Building With Power Together With Decked Terrace, Lawned Garden & Fruit Trees.
- Superb Views Overlooking the Garden Along With Distant Views Of The Mountains & Glimpses Of The Menai Strait.
- Property Is Situated Within An Area Of Outstanding Natural Beauty (AONB) - Newborough Warren And The Historic Llanddwyn Island Are Practically On Your Doorstep.
- EPC C; Council Tax Band C £1878.0 2025/2026; Broadband Up To 64 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Air Source Heat Pump & Solar Panels

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Property Summary

A Very Well Appointed & Refurbished Semi-Detached Home Situated Centrally In The Sought After Village Of Newborough & A Short Drive To Newborough Forest & Renowned Sandy Beach, As Well As Being Within Very Easy Walking Distance Of The Local Convenience Store, Other Local Amenities and Primary School. The Property Is Situated Within An Area Of Outstanding Natural Beauty (AONB) - Newborough Warren And The Historic Llanddwyn Island Are Practically On Your Doorstep. Another Notable Attraction Is The Long Rear Garden With Several Storage Buildings, Home Office/Studio Building With Power Together With Decked Terrace, Lawned Garden & Fruit Trees. The Property Has Recently Also Benefitted From The Installation Of An Air Source Heat Pump & New Radiators Together With New Solar Panels & From The Upper Floor Bedroom There Are Superb Views Overlooking the Garden Along With Distant Views Of The Mountains & Glimpses Of The Menai Strait.

The accommodation which benefits from air source heating, solar panels and double glazing briefly comprises a composite front door into a spacious living room with recessed lighting, meter cupboard, low maintenance flooring, stairs to first floor with under stairs storage cupboard, window to front aspect and door leading through to the inner hallway with recessed lighting, low maintenance flooring, slatted feature wall, door to understairs storage cupboard, opening through into the kitchen with base and wall storage cupboards with complementary work surfaces and matching upstands, one and a half bowl stainless steel sink with mixer tap, Zanussi built under electric oven with ceramic hob and angled glass chimney style extractor over, integrated fridge/freezer, space for free standing washer, complimentary tiled splash back, low maintenance flooring, recessed lighting, under pelmet and plinth lighting, window to rear aspect overlooking the decked area and garden with distant mountain views.

Continuing off the kitchen is a door through into the rear porch/boot room with recessed lighting, low maintenance flooring, complementary wall tiling, window to side aspect and door to rear decking area and garden and just off the inner hallway is a door into the ground floor bathroom briefly comprising a tiled shower cubicle with a glass bi fold door, back to the wall Wc with adjoining sink with mixer tap, extractor fan, chrome heated towel rail, recessed lighting, low maintenance flooring and complementary tiled splash back.

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The first floor comprises a landing with low maintenance flooring, access to loft space and doors leading off into bedroom 1 with door to over stairs storage cupboard, low maintenance flooring and window to front aspect, L shaped bedroom 2 with window to rear aspect boasting views overlooking the garden together with distant views of the mountains and glimpses of the sea.

Externally

Stone wall to front with wrought iron gate onto a pathway and onward access into the property. A particular feature of the property is the long rear garden that briefly comprises a generous decked seating area that extends to the lawned garden area, brick built outhouse with timber door, gated access to side passageway, timber storage unit, stone built implement store building, timber storage unit with sliding door, raised flower bed, garden room that has served well as a home study with power connection and a further timber storage unit with double doors. A lawned garden with ranch style fencing and stone boundary wall then runs from the edge of the decked area to an arbour winding past fruit trees to the lower end with further storage and prep area. Note Parking is available with a car park just opposite as well as on street to the front.

Location

The small village of Newborough lies on the edge of forests and dunes at the southwest corner of Anglesey. Close by is Llandwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day. The property is within walking distance of local amenities and primary school whilst also being just a few miles from the stunning sandy Newborough beach. Situated within an Area of Outstanding Natural Beauty (AONB) - Newborough Warren and historic Llanddwyn Island are close by.

Agents Notes

The property is of stone and brick construction under a slate roof.
Part rewire of property to include house sockets, kitchen sockets, cooker supply, shed supply, electric heaters + smoke alarms. Alterations to downstairs lights + upstairs lights.

Council Tax Band C £1878.0 2025/2026

Broadband Up To 64 Mbps

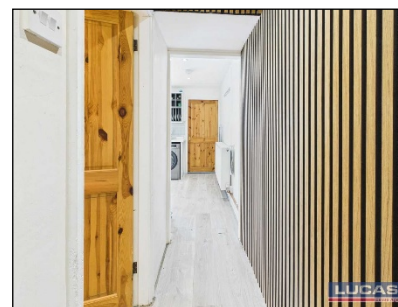
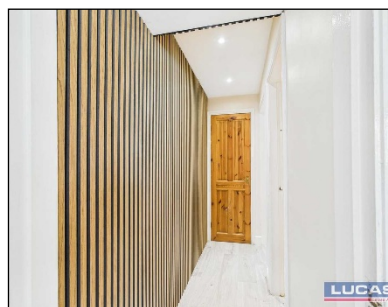
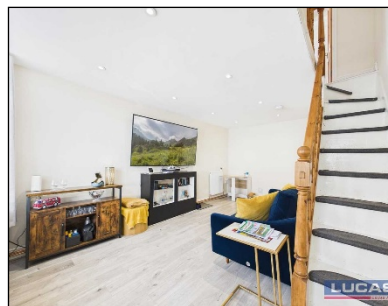
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Exact Location
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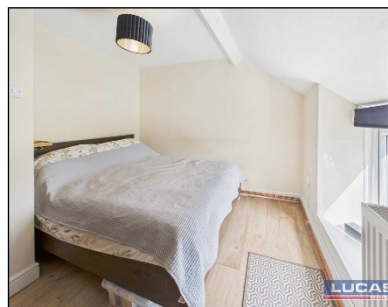
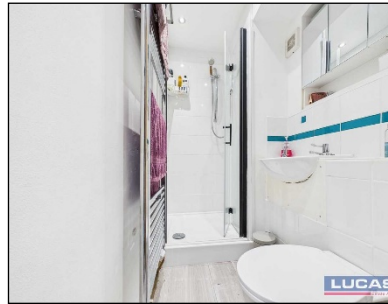
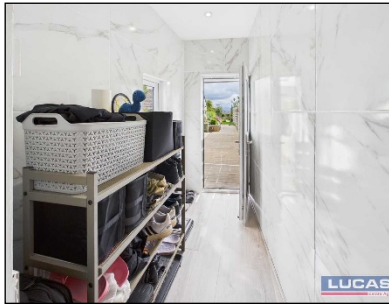
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

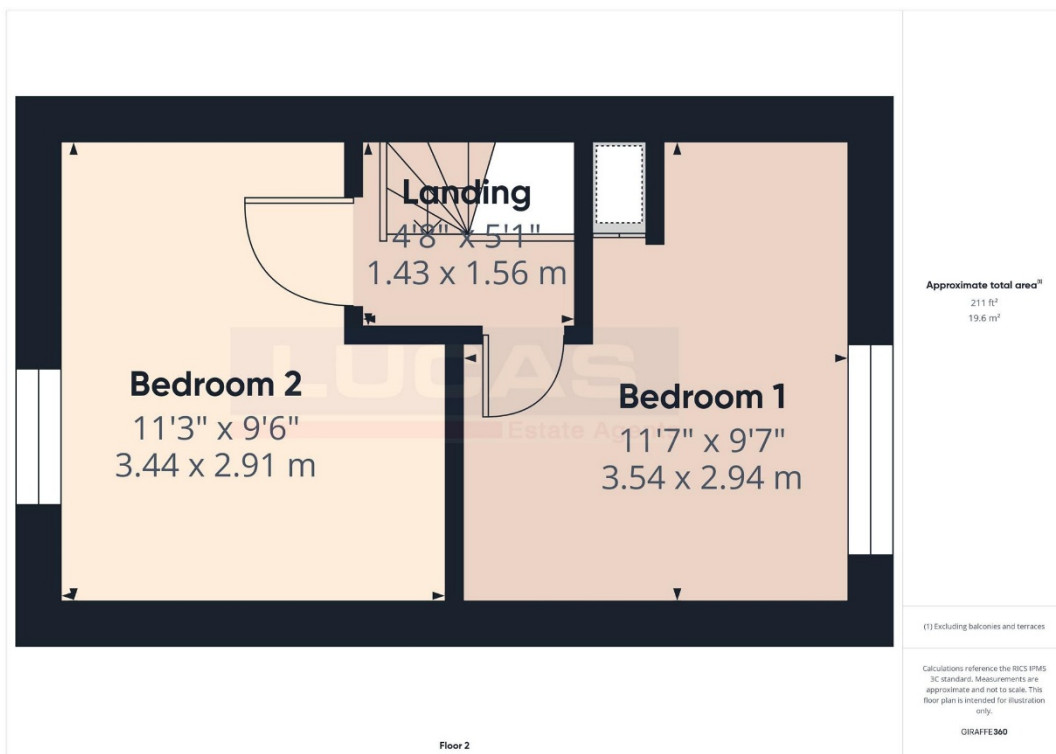
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