



Gwel Fynydd, 11 Parc Terrace Llangoed, Isle of Anglesey LL58 8SA  
 Freehold End Terrace Cottage  
 NEW PRICE £175,000

- Character End Terrace Cottage On The Outskirts Of The Rural Village Of Llangoed With Benefit Of No Chain
- 2 Bedrooms/1 Bathroom/1 Reception
- Recent New Kitchen & Re Wired 20222, Most Contents Available Extra By Negotiation
- 2.5 Miles From the Historic Town of Beaumaris & Well Placed For The Anglesey Coastal Path & Lovely Countryside Walks.
- Off Road Parking For One Vehicle Together With Delightful Tiered Landscaped Gardens
- Council Tax Band B £1522.36 2024/2025; EPC G
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric

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

A Character End Terrace Cottage Having Been Upgraded By The Current Owners To Include A Recent Fitted Kitchen Together With Electrical Upgrades Along With Redecoration Throughout, Located On The Outskirts Of The Rural Village Of Llangoed Which Is Approximately 2.5 Miles From the Historic Town of Beaumaris & Is Well Placed For The Anglesey Coastal Path & Lovely Countryside Walks. The Property Retains Some Original Features Including Beamed Ceilings & Internal Doors & Also Benefits From Off Road Parking For One Vehicle Together With Delightful Landscaped Gardens & An Adjoining Implement/Log Storeroom & Boasts Outstanding Countryside Views To The Rear. Viewing Both Internally & Externally Is Highly Recommended & Also Benefits From Having No Onward Chain.

The accommodation which benefits from electric radiators and double glazing briefly comprises front door into living room with attractive slate fireplace and surround with wood burning stove with slate hearth, low maintenance flooring, window to front aspect, meter cupboard, stairs to first floor, painted beamed ceiling, glazed panelled door into kitchen briefly comprising shaker style base and wall storage cupboards with complementary work surfaces, with tiled splash back, built in electric oven, touch control hob with slimline chimney style extractor over, stainless steel sink with mixer tap, integrated fridge/freezer, slimline integrated dishwasher, space for free standing washer, ceramic tiled floor, window to rear aspect, door leading out to the rear garden area and a painted beamed ceiling.

The first floor comprises landing with access to loft space, built in linen cupboard, doors leading off into double bedroom 1 with window to front aspect, single bedroom 2 with window to rear aspect boasting super countryside views and bathroom briefly comprising panelled bath with electric shower with concertina glass screen and complementary tiled surround, low flush Wc, pedestal wash hand basin with complementary tiled splash back, chrome heated towel rail, low maintenance flooring and extractor fan.

#### Externally

A small forecourt garden to front At the side is allocated parking for one vehicle with a timber gate leading to a beautifully landscaped tiered grassed garden with lovely patio seating area providing a great sun trap. Small steps lead to the rear garden which is mainly lawned with door into the kitchen. Adjoining the property is a stone implement storage/log stores building with dual access together with lighting and a Velux roof light.

#### Location

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Located in An Area Of Outstanding Natural Beauty On The Outskirts Of The Rural Village Of Llangoed Which Is Approximately 2.5 Miles From the Historic Town of Beaumaris & Is Well Placed For The Anglesey Coastal Path & Lovely Countryside Walks.

#### Agents Notes

The property is of stone construction under a slate roof. Note Adjoining Stone Outbuilding With Recent New Slated Roof Currently Split Into Log Store & Utility Garden Stores. (Note Plans Available To Demolish Existing Outbuilding's Subject To Usual Consents To Double Living Accommodation If Required)

Council Tax Band B £1522.36 2024/2025  
Broadband Up To 630 Mbps

#### Exact Location

what3words ///remote.sharpened.haystack

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

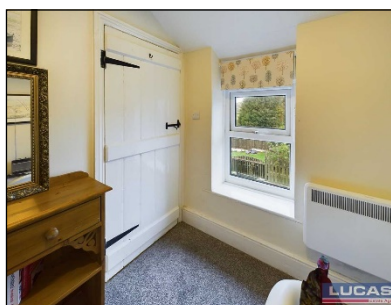
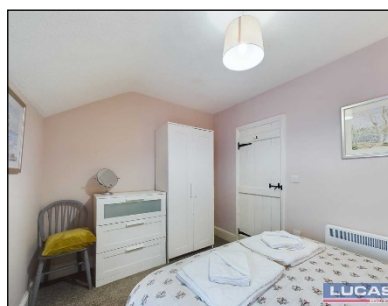
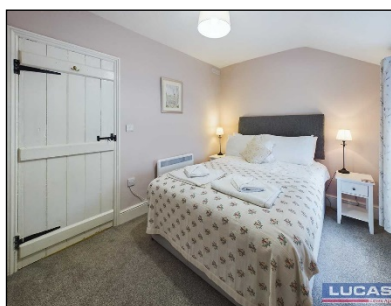
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### Note to Customers

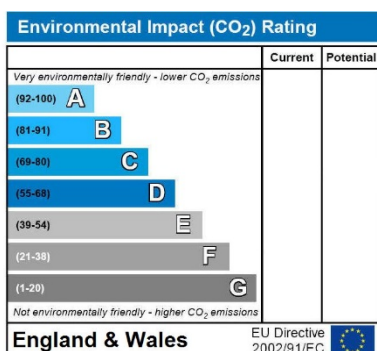
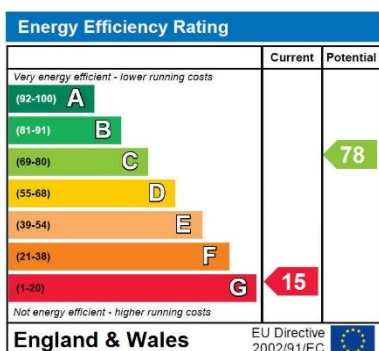
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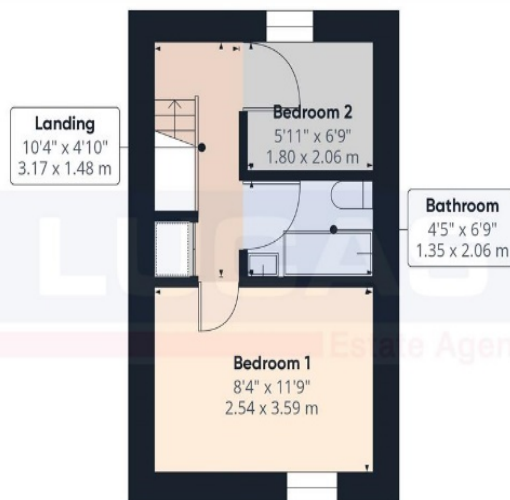




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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

556.82 ft<sup>2</sup>  
51.73 m<sup>2</sup>

**Reduced headroom**

13.68 ft<sup>2</sup>  
1.27 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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