

# Anglesey Property Company

## ESTATE AGENTS & VALUERS.

Established 1968.

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### “TY GWYNFA”, DULAS, ISLE OF ANGLESEY, TOGETHER WITH “Y BWTHYN”, DULAS, ISLE OF ANGLESEY, LL70 9PZ.



**Standing in approximately one acre of grounds, a building plot with two bedroom detached annexe, 2 bedroom static caravan and detached double garage.**

### PRICE “Offers in the region of £425,000”

- A rare opportunity to acquire a single **BUILDING PLOT** (“Ty Gwynfa”) with full planning permission for a **3 reception/ 4 / 5 bedroom/2 en-suite/2 Bathroom detached house** with balcony **TOGETHER WITH APPROXIMATELY ONE ACRE OF GROUNDS** on which stands a detached **DOUBLE GARAGE, A DETACHED TWO BEDROOM ANNEXE/COTTAGE** known as “Y Bwthyn” and a “Willerby Aspen” **2 BEDROOM STATIC CARAVAN** in excellent condition. Once constructed there would be beautiful views from the first floor of the house to Ynys Dulas and Lligwy Bay
- The cottage, which offers lovely views, was considerably improved and modernised in 2016 and briefly comprises – Spacious open plan Living room/Dining area/modern Fitted Kitchen, Inner Hall with built-in store cupboard, Two Bedrooms and Bathroom with white 3 piece suite, shower above the bath run from the boiler.
- The cottage has upvc double glazed windows and composite wood effect entrance door. Cavity wall insulation. Liquid propane gas central heating.
- Separate entrance gates and driveways to the building plot, detached double garage and the detached cottage/annexe and static caravan which enjoys lovely views to Ynys Dulas and Lligwy Bay. Ample parking spaces.
- Delightfully situated in an area of outstanding natural beauty within 15 to 20 minutes walking distance of Lligwy Bay by public footway which will also connect you to the Anglesey coastal walk with magnificent views.
- Viewing is highly recommended to appreciate the site, grounds, cottage and views.

**DIRECTIONS** – From Anglesey Property Company office turn left onto the A5025 and proceed 2.3 miles to Llanallgo roundabout. Turn left onto the Amlwch road, drive 1.7 miles and turn right for Lligwy. The entrance to the building plot is on your left and to the left hand side of the plot is a private lane, proceed a short distance and the entrances to the garage and annexe are on your right.

**VIEWING** – Strictly by appointment with Anglesey Property Company.

**Entrance gate off Lon Traeth Lligwy into “TY GWYNFA” BUILDING PLOT** which has full planning permission for a 3 reception/4/5 bedroom/2 en-suite/2 Bathroom detached house with balcony. Once constructed there would be beautiful views from the first floor of the house to Ynys Dulas and Lligwy Bay. Copies of the plans can be made available. Steps at the rear of the plot provide access down to the drive leading to the double garage.



**Building Plot with access off Lon Traeth Lligwy. Drawing shows front elevation of approved design to be constructed by purchaser.**

**There is a separate entrance gate providing access to the Detached Annexe/cottage and the Caravan.**



**Photo showing entrance into modern detached Annexe/cottage with lovely views across the land.**

### **THE DETACHED ANNEXE/COTTAGE ACCOMMODATION COMPRISES:-**

Attractive wood effect composite door with white upvc double glazed side panel leading directly into a **SPACIOUS OPEN PLAN LIVING ROOM/DINING AREA AND MODERN KITCHEN 24' x 12'** – The Kitchen area is fitted with cream matt units which comprise – an inset one and a half bowl, single drainer sink unit, two single base units, corner base unit, double base unit and drawer base unit with soft close fittings and wood block effect work surface and wall tiling above. Integrated equipment includes a “Lamona” automatic washing machine and combined drier, “Bosch” electric built-under oven/grill, “Lamona” liquid propane gas hob with re-circulating chimney hood above and fridge/freezer. Corner wall unit and 4 single wall units, there is an extended cornice between some of the units with inset lighting. Lights beneath the wall units when working on the kitchen work tops. Upvc double glazed high window in kitchen area with obscure glazing. A second upvc double glazed window in the kitchen area together with a large upvc double glazed picture window in the living area look across the extensive grounds. Two double panel radiators. Light wood effect laminate flooring. High ceiling adding to the spacious feel of the room fitted with inset lights. Two television aerial points. Electric smoke alarm. Oak finish door to the Inner Hall.

**INNER HALL** – Access to insulated loft. Built-in storage cupboard housing “Worcester Bosch” wall mounted liquid propane gas combination central heating boiler. Electric consumer board. There is a light point in the cupboard. Light wood effect laminate flooring. Electric smoke alarm.

**BEDROOM 1.** – 11' 7" x 8' 7" – Upvc double glazed window with views across countryside to the coast. Television aerial point. Radiator. Oak finish door from inner hall.

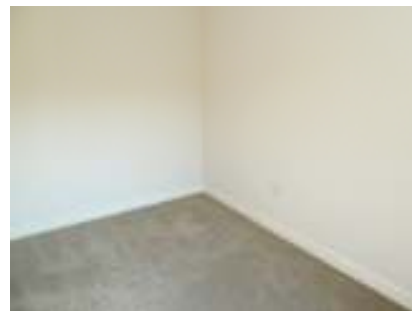


**Spacious Open plan Living room/Dining area and modern Kitchen with electrical appliances. Lovely views across the extensive grounds.**



**Bedroom One with views across countryside to the coast.**

**BEDROOM 2.** – 11' 7" x 7' 5" – Upvc double glazed window. Television aerial point. Radiator. Oak finish door from inner hall.



**Bedroom Two**

**ATTRACTIVELY TILED BATHROOM** – 6' 9" x 6' – white suite comprising panelled bath fitted with hand grips and glazed shower screen, the shower operates from the central heating boiler. Toilet. Pedestal wash hand basin. Extractor fan. Chrome ladder radiator. Upvc double glazed window. Oak finish door from inner hall.



**Bathroom with 3 piece white suite**

CARAVAN

“Willerby Aspen” Static Caravan approximately 37’ x 12’ – Living/Dining space, Kitchen area, hallway, Two Bedrooms, one with en-suite facilities, Shower room. The caravan offers six berths and is in excellent condition. Excellent views can be enjoyed to Ynys Dulas and Lligwy Bay from the caravan and the spacious outdoor seating/entertainment area for use of the caravan.



“Willerby Aspen” static caravan with excellent views to Ynys Dulas and Lligwy Bay.



The static caravan has an attractive Living/Dining space open plan to the Kitchen area with modern fittings. Superb views to Ynys Dulas and Lligwy Bay.



The main Bedroom benefits from an En-suite facility.

There is a separate entrance gate providing access to a parking area and single width driveway leading to the Double Garage.

DOUBLE GARAGE - 21’ 4” x 15’ 6” – Timber single glazed window. Up and over door. There is planning permission to extend the garage lengthwise. No power currently connected.



Double Garage with planning permission to extend lengthwise.

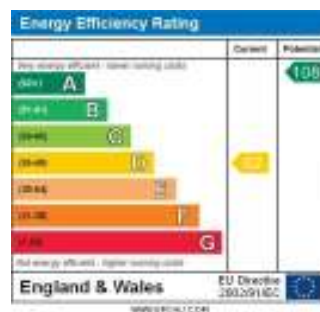
The building plot with full planning permission, the double garage, excellent detached annexe/cottage and static caravan stand in approximately one acre of grounds with three separate entrance gates, ample parking and spacious grassed area the majority of which is bordered by trees or shrubbery.

**TENURE OF SITE** – Freehold including annexe and property to be constructed

**COUNCIL TAX BAND FOR THE ANNEXE - C**

**SERVICES** – Mains water and electricity to the Annexe/Cottage and Caravan. A treatment plant has been installed towards the bottom boundary of the grounds which is designed for twenty persons and includes connections to the Annexe/Cottage and Static Caravan. A drain has also been installed ready for the new dwelling to be constructed on the building plot.

**Liquid propane gas bottles supply the central heating and hob in the Annexe/Cottage and separate liquid propane gas bottles supply the services into the static caravan.**



**Energy Efficiency rating for the detached annexe/cottage**

**AMENITIES IN MOELFRE** – General Store, Café, Public House, Primary School/Community Centre, Sea Watch Centre, Bus route. Benllech Bay (approximately 2.5 miles) has a wide range of amenities. Sports and leisure facilities include golf courses in Bull Bay and Brynteg, tennis courts and bowling green in Benllech etc.

**NOTE** – Anglesey Property Company have not tested any included equipment, liquid propane gas central heating or services mentioned in these sale particulars, purchasers are advised to satisfy themselves as to their working order and condition. Please contact Anglesey Property Company if you require clarification of any point in these sale particulars. Prior to travelling to view the plot and annexe please contact Anglesey Property Company to ensure that they are still for sale and to prearrange an appointment. All negotiations are to be conducted through Anglesey Property Company.



**Aerial photograph looking towards Lon Traeth Lligwy and showing the private access road to the double garage, detached annexe/cottage and static caravan.**