



## Ty Hen Efail , Beaumaris, LL58 8TS

**Reduced To £499,950**

SOLD SUBJECT TO CONTRACT

A brand new 'A' rated energy efficient detached family home situated within this rural village enjoying far reaching southerly rural views towards the Snowdonia mountains. The Architect designed residence provides spacious family accommodation on two floors and briefly comprising: Entrance hallway with feature galleried landing, spacious open plan lounge/dining/kitchen area with quality fittings/appliances, utility room, ground floor separate WC and Sitting Room. A naturally light first floor galleried landing area, main bedroom with en-suite shower room/WC, guest bedroom also having en-suite shower room/WC, two further bedrooms and a family bathroom/shower room/WC. The highly insulated property benefits from a 'Mitsubishi Electric' Air to Water Heat Pump and Heat Store, under floor heating to ground floor, radiators to the first floor, Ali Clad 'Rational' windows/doors, sprinkler system and 4K solar panels. The property is finished to a high standard throughout having bespoke quality kitchen, utility room and bathroom/en-suites supplied by Snowdonia interiors. Dexton quartz worktop surfaces to kitchen with Neff appliances and Karndean flooring to ground floor and carpets to the first floor. The fully tiled designed bathrooms are furnished with premium quality sanitary ware, taps and showers. Externally the property benefits from a gravelled driveway providing off road parking and turning area, beautifully landscaped lawned garden areas, block paved pathways and patio area.

A perfect example of a turn key home - Viewing highly recommended to fully appreciate the quality inside and out.

## Ground Floor

### Entrance

Oak framed tiled canopy over the main entrance with flush entrance 'Rationale' door and double glazed picture window to the side.

### Hallway 19'10" x 6'4" (6.06 x 1.95)

An light hallway, with Oak and glass staircase leading up to the galleried landing area. Under floor heating and Karndean flooring throughout the ground floor rooms. Five inset downlights, mains smoke alarm and two water sprinklers to ceiling. Oak/glazed double door opening to the open plan lounge diner and kitchen area. Oak door opening to the sitting room and Oak door to:

### Separate WC 6'3" x 4'0" (1.91 x 1.24)

Comprising: Vanity wash hand basin with mixer tap and tiled splash back. Fitted button flush WC with shelf top and built-in storage cupboard. Xpelair extractor fan and two downlights to ceiling. 'Rationale' double glazed frosted window to the side elevation.

### Sitting Room 13'6" x 10'11" max (4.12 x 3.35 max)

Front aspect double glazed window. Provision for wall mounted TV, six downlights and one sprinkler to ceiling. Oak door to:

### Plant Room/Storage 16'3" x 3'8" (4.97 x 1.12)

Housing consumer unit, underfloor heating controls, Solax Power inverter and Ecodan Mitsubishi hot water cylinder.

### Open Plan Lounge/Dining/Kitchen Area

#### Lounge + Dining Area 24'3" x 12'6" (7.40 x 3.82)

A spacious open plan room with large feature opening to the kitchen area and aluminium framed bifolding doors with southerly aspect allowing easy access to the rear patio and garden area. 'Rationale' double glazed window to the rear elevation, provision for wall mounted TV, ten downlights and six sprinklers to the ceiling.

#### Kitchen Area 13'0" x 11'0" (3.97 x 3.37)

A contemporary bespoke quality kitchen having a wealth of wall and base storage units and feature central island with quartz top, storage units beneath and inset 'Samsung' induction hob with downdraft extractor fan. Built in 'Samsung' double ovens and plate warmer, integrated Indesit dishwasher, fridge and freezer. Franke one and a half bowl sink unit with mixer tap. 'Rationale' double glazed window overlooking the rear garden. Heat sensor, two sprinklers and six downlights to ceiling. Oak door to:

#### Utility Room 6'7" x 5'3" (2.03 x 1.62)

Work top with inset single drainer sink unit, mixer tap and base storage unit beneath with space for

tumble dryer and washing machine. Hard wired carbon monoxide alarm, two downlights and one sprinkler to ceiling. 'Rationale' double glazed side exit door with oak framed tiled canopy over.

## First Floor

### Galleried Landing Area

A light and spacious galleried landing area with two 'Keylite' windows to the roof, wall mounted digital thermostat, radiator, mains smoke alarm and two sprinklers to ceiling.

### Main Bedroom 13'5" x 11'2" + recess for door (4.10 x 3.42 + recess for door)

Double aspect room having 'Rationale' double glazed window to front and side elevations framing views over countryside and mountains beyond. Television point, USB power points, radiator, four downlights and three sprinklers to ceiling. Oak sliding door to:

### En-Suite Shower Room/WC 8'5" x 3'2" (2.59 x 0.98)

A modern suite and tiles supplied by Snowdonia interiors comprising: 'Vitra' pedestal wash hand basin with mixer tap and mirror/light above. Button flush WC and 'Mira' shower cubicle having Aqualisa thermostatically controlled shower unit. Due heat chrome towel radiator. 'Expelair' extractor fan, three downlights, fully tiled walls and flooring.

### Guest Bedroom 2 12'9" x 9'4" (3.90 x 2.86)

Having 'Keylite' double glazed window to the rear, provision for wall mounted TV, USB power points, radiator, four downlights and three sprinklers to ceiling. Oak sliding door to:

### En-Suite Shower Room/WC 5'9" x 5'7" (1.77 x 1.71)

A modern suite and tiles supplied by Snowdonia interiors comprising: Vanity wash hand basin with 'Vitra' mixer tap and mirror/light above. Fitted button flush WC with marple effect shelf top and built-in storage cupboard. 'Mira' shower cubicle having Aqualisa thermostatically controlled shower unit. Due heat chrome towel radiator. 'Keylite' double glazed window, 'Expelair' extractor fan, three downlights, fully tiled walls and flooring.

### Bedroom 3 13'6" x 11'3" (4.12 x 3.43)

Double aspect room having 'Rationale' double glazed picture window to the front elevation and side window framing the distant mountain views. Access hatch to roof space, radiator, USB power points and TV point. Four downlights and one sprinkler to ceiling.

### Bedroom 4/Office 9'0" x 7'2" + deep recess (2.76 x 2.19 + deep recess)

'Keylite' window to the rear, USB power points, TV point, radiator, three downlights and one sprinkler to ceiling.

## **Bathroom/Shower Room/WC 12'8" x 9'0" (3.88 x 2.76)**

A spacious room comprising: Fitted vanity wash hand basin with mixer tap and button flush WC. Mirror with light above sink unit. Free standing oval bath having swan neck mixer tap with attached hosed shower head. Double shower cubicle with 'Aqualisa' thermostatically controlled shower unit. Two 'Keylite' windows to the rear, allowing natural light. Due heat chrome towel radiator. 'Expelair' extractor fan, four downlights, one sprinkler to ceiling, fully tiled walls and flooring.

## **Outside**

Attractive stone walled entrance to gravelled driveway that services the two new houses. Landscaped gardens to front side and rear with paved pathways, lawns, security lighting, water tap and off road parking.

## **Tenure**

The property is Freehold and this will be confirmed by the vendors' conveyancer.

## **Services**

Mains water, electricity and drainage.

## **Energy Performance Rating**

Band A.

## **Council Tax**

Band F.

## **Property Information**

1. Structure is 300mm Cavity wall 100mm block skins with insulation.
2. Roof is slate.
3. External render is Weber silicon system.
4. Timber cladding is Therma wood.
5. Heating & Hot water is by external Heat pump. Ground floor is under floor heating & 1st floor is wall hung radiators and the house has thermostat sensors to control the heat. The radiators in the Bathroom & En-suit are due heat . They can heat up by the heating system or in the summer when the heating is off, they can be turned on with electricity to dry towels if needed. In the Kitchen the tap to the sink is a "Hot tap" and can produce boiling water.
6. Electricity is by mains power & solar power. In the pump room there is a facility that the proposed purchaser could install a battery to harvest electricity during the day.
7. Kitchen and appliances was supplied and fitted by Snowdonia interiors and is purpose built to Vendors design, The work tops were supplied by Ruby Granite and are a Dexton product.
8. Bathroom & En-suites all products & tiles were also supplied by Snowdonia interiors.
9. Flooring was supplied and fitted by Linney Cooper.
10. External windows & Doors were supplied and

fitted by John Knights . The windows and doors are a Ali Clad product by Rationel and the Bifold door is aluminium.

11. The external rainwater to the house and site has a full Subs design approved by Anglesey council where the rainwater goes to an underground holding take in the back garden to control the water going into the land. There is also a requirement to install rainwater butts on the down pipes that can also be installed if required. The paths & estate road are of all permeable products, so the water drains through the land.

12. The front stone wall is made from Anglesey Limestone which is quarried in Moelfre.

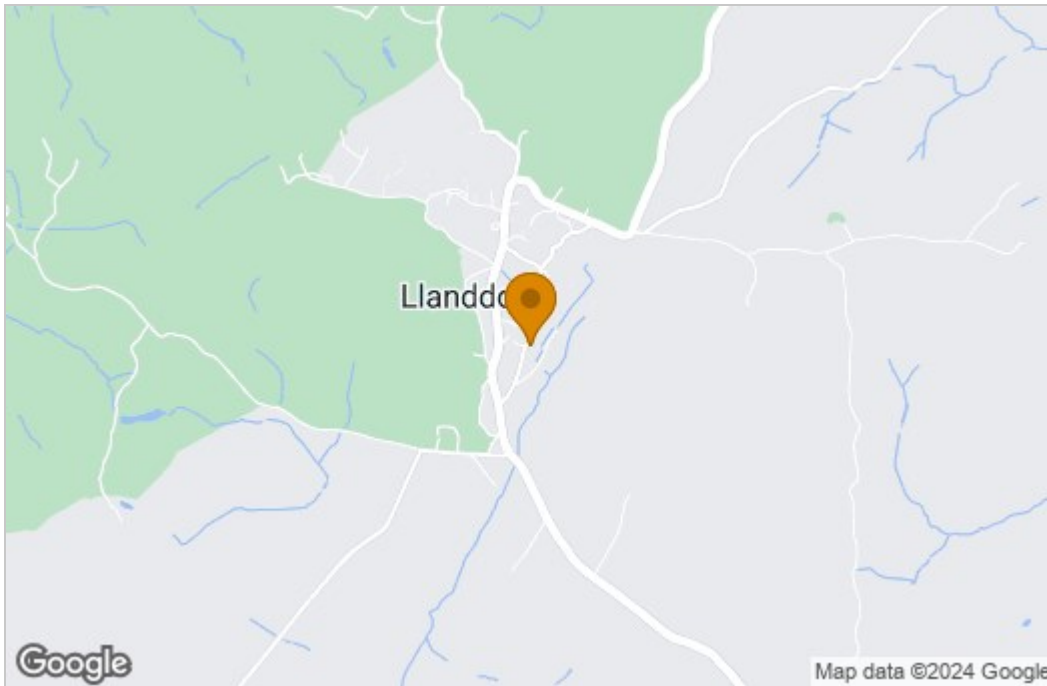
# Floor Plan



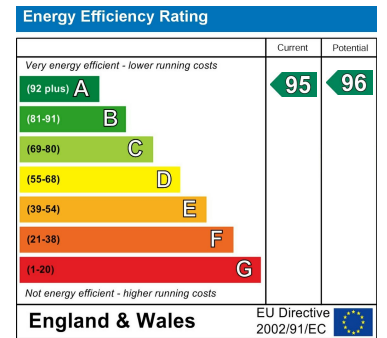
Total area: approx. 160.2 sq. metres (1724.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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