JOAN HOPKIN
ESTATE AGENTS









Ty Hebog , Beaumaris, LL58 8TT

£795,000

A simply stunning and contemporary energy efficient detached family home, ideally situated within this peaceful rural village, being a mile to east side of Red Wharf Bay and its quiet unspoilt beach. Built in 2023 by a highly regarded local construction company, (under warranty) emphasis to detail is the hallmark of the accommodation which is finished to a high standard throughout. The spacious plot has been developed to maximise the far reaching Southerly views of the mountains to the front and the Architect designed residence provides spacious accommodation on two floors and briefly comprising: Spacious entrance hallway, superb open plan kitchen diner with quality fittings/appliances, and bi-folding doors to the patio and garden, utility room, shower room/WC, lounge with multi fuel stove and bi-folding doors to the gardens, as well as a ground floor bedroom which could be utilised as a home office or sitting room. Generous first floor landing area, main bedroom with a dressing area and en-suite/WC, two further double bedrooms and family bathroom/shower room.

Local Information

Ty Hebog is situated within the small rural community of Llanddona. It is a mile to the sandy beach to the east side of Red Wharf Bay which is a quieter and undeveloped area of the Bay and popular with locals. It is well known for its many bridleways and footpaths and a perfect spot to explore the east side of the Island.

The renowned seaside town of Beaumaris is about 2 miles distant, with its historic Edward 1st Castle, Victorian Gaol and Courthouse. There is also a Pier from where the children can catch crabs or take one of many cruises along the Menai Strait. Beaumaris also has an excellent selection of Hotels and restaurants as well as a selection of small locally owned bespoke shops.

The town of Menai Bridge is about 6 miles away and has a Waitrose and many other small interesting retailers as well as a Michelin restaurant. It gives easy access to the A55 which connects North Wales to the North West of England and the national motorway systems.

Over the bridge is the City of Bangor which provides most local amenities to include several large superstores.

Brief Specification

This highly insulated property benefits from Steibel heat pump and heat store, under floor heating to ground floor, radiators to the first floor and 3.8kw solar panels. There is a 20kw battery storage system available separately. The property is finished to a high standards throughout with Symphony premium Milan kitchen and utility. Quartz worktop surfaces to kitchen with Neff appliances and Karndean flooring to ground floor and carpets to the first floor accessed by a bespoke oak staircase. With fully tiled designer bathrooms with underfloor heating, furnished with premium quality sanitary ware, taps and showers. Externally the property has its own private entrance with remote gates and brick paved driveway providing ample parking and turning area, garage with remote roller door and Zappi electric car charging point. Landscaped lawned garden areas and patios.

Accommodation

Extending to 221 square meters (2386 square feet), the Architect designed and contemporary accommodation provides:-

Open Porch



Hallway





Wet Room/WC 6'1" x 5'10" (1.87 x 1.78)



Lounge 17'11". 17'11" (5.47. 5.47)



Open Plan Kitchen/Dining Room

Kitchen Area 20'5" x 13'5" (6.24 x 4.10)



Dining Area 15'9" x 13'3" (4.82 x 4.06)



Utility Room 10'0" x 7'10" (3.07 x 2.39)



Bedroom 4/Home Office 13'1" x 9'3" (4.00 x 2.83)



First Floor Landing



Main Bedroom 17'0" into bay x 12'3" (5.20 into bay x 3.74)



Dressing Room 10'4" x 4'1" (3.15 x 1.26)



En-Suite Wet Room/WC 10'2" x 6'9" (3.12 x 2.08)



Bedroom 2 18'1" max x 11'4" (5.53 max x 3.47)



Bedroom 3 15'5" max x 10'5" (4.70 max x 3.19)



Bathroom/Wet Room/WC 9'1" x 8'0" (2.78 x 2.45)





Attached Garage 19'8" x 11'5" (6.00 x 3.48)

Outside





Externally the property has its own private entrance with brick paved driveway providing ample parking and turning area, detached garage with remote roller door and beautifully landscaped lawned garden areas and patios. Paved pathways, external power point, water tap and lighting.

Services

Mains water, electricity and drainage.
Steibel Heat Pump and heat store.
(3.8kw solar panels).

Tenure

Freehold and this will be confirmed by the Vendors Solicitors.

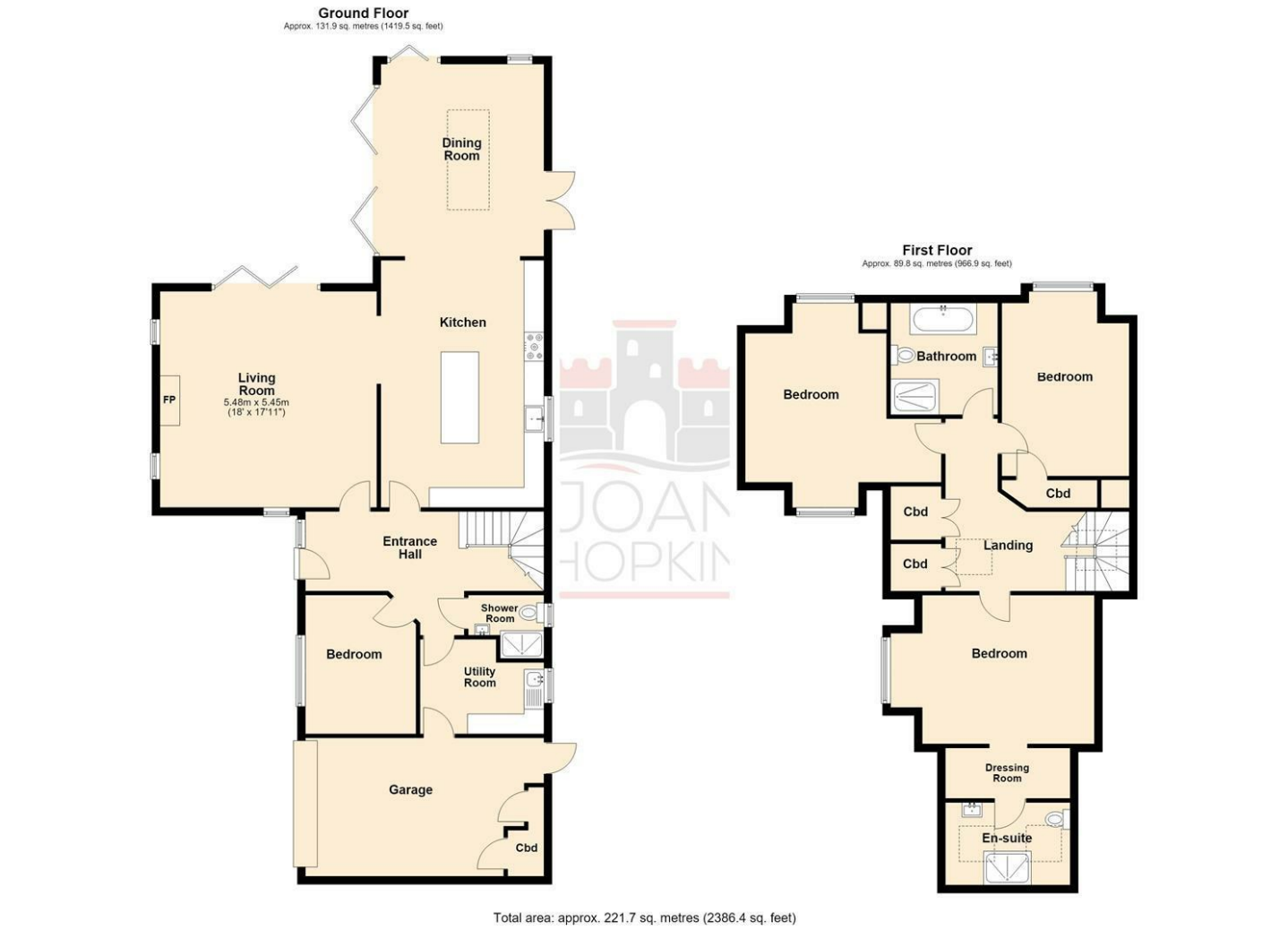
Energy Performance Certificate

Band B.

Council Tax

Band F.

Floor Plan

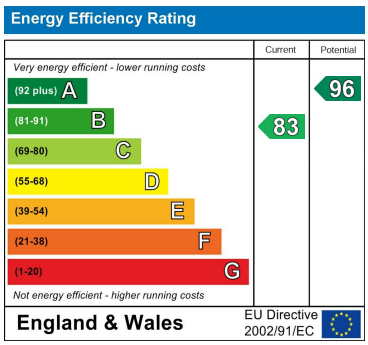


Total area: approx. 221.7 sq. metres (2386.4 sq. feet)

Area Map



Energy Efficiency Graph



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