



Plas Llewelyn , Aberffraw, Ty Croes, Isle Of Anglesey, LL63 5YU

Price: £450,000



**Distinctive & Superior Spacious 4-Bedroom Detached Home with Luxury Annex** - A beautifully presented family home in a sought-after coastal village, offering a **4-bedroom detached residence** plus a **high-quality 1-bedroom self-contained annex** ideal for Airbnb or multi-generational living. Enjoy distant Snowdonia views, open countryside to the rear, and easy access to Aberffraw beach. Large detached family home (built 2006) plus **Modern self-contained 1-bed annex with lounge/diner, kitchen & en-suite and side patio garden**. House Comprising :- Spacious lounge/diner & superb open-plan refitted Impressive kitchen/living space with patio doors, Utility and cloakroom. Principal bedroom with dressing area and en-suite wet room, Family bathroom, Oil central heating/part under floor heating & uPVC double glazing. Rear patio garden with countryside backdrop, off road parking Timber garden office with power/internet. Walking distance to shop/post office & pub. Close to beach, coastal paths, Ty Croes circuit & Rhosneigr. Perfect for families, coastal living enthusiasts, or buyers seeking a home with strong income potential. EPC C





### Description

Positioned in one of Anglesey's most historic and captivating coastal villages, this **substantial detached residence** presents an exceptional opportunity to acquire a beautifully appointed family home with an **impressive contemporary annex**—perfect for multi-generational living or a thriving Airbnb venture.

Completed in 2006 (under NHBC) and thoughtfully remodelled in recent years, the property combines **modern practicality, generous proportions**, and an enviable setting with **far-reaching views towards the Snowdonia mountain range and open countryside to the rear**. This is a home that effortlessly balances luxury, comfort, and lifestyle.

### Accommodation -Ground Floor

Canopy and composite door to

### Entrance Hallway 11' 6" x 8' 6" (3.5m x 2.6m)

Feature hand made spindled timber staircase, tiled floor

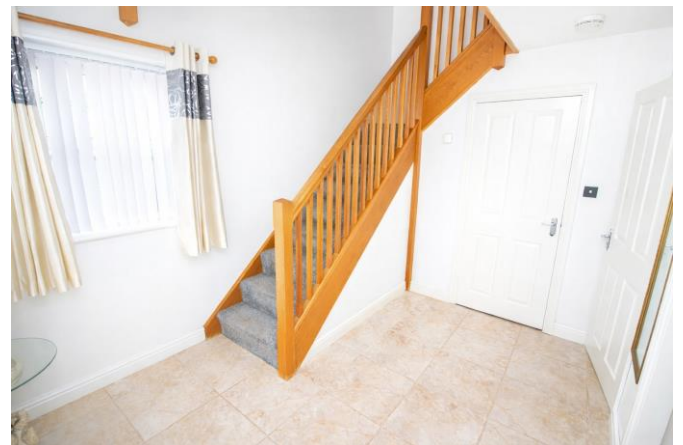
### Elegant Lounge & Formal Dining Room 21' 7" x 18' 1"

(6.57m x 5.5m) irregular shape reducing to 4.3m

Feature fireplace, tiled floor

### Stunning Open Plan Kitchen, Breakfast Area & Living Room 30' 6" x 14' 5" (9.3m x 4.4m)

Stylish refitted kitchen including a large island breakfast bar and worktops. Living area has patio doors to rear



**Utility room** 9' 6" x 6' 3" (2.9m x 1.9m)

worktops and wall units with wall mounted boiler and access to store ( 1.9m x 1.7m) with pressurised high capacity hot water cylinder. sealed door to annex

**First Floor Landing** 14' 1" x 8' 6" (4.3m x 2.6m) + 4.3 x 1.97

Hinged loft access cover and loft ladder, storage cupboard

**Principle Bedroom 1** 14' 9" x 12' 2" (4.5m x 3.7m)

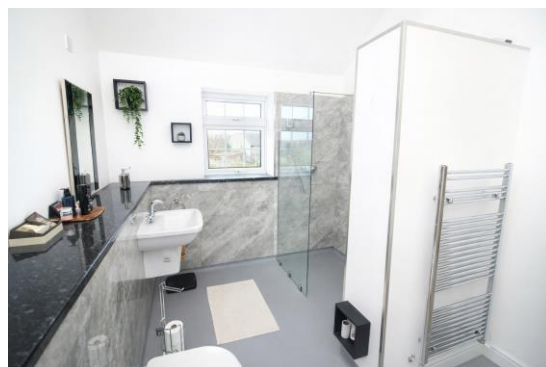
**Stunning En Suite Dressing Area/Wetroom/Shower room** 12' 2" x 8' 10" (3.7m x 2.7m)

Large walk in shower enclosure with self draining floor and glass screen. floating wash basin and concealed cistern w.c. storage shelves.



**Family Bathroom** 8' 2" x 6' 11" (2.5m x 2.1m)

Panelled bath and in bath shower with clad walls around, w.c. and wash basin with units mirror and lights



**Bedroom 2** 10' 10" x 8' 6" (3.3m x 2.6m)

**Bedroom 3** 14' 8" x 8' 6" (4.46m x 2.6m)

**Bedroom 3** 9' 10" x 8' 10" (3.0m x 2.7m)

**The Annex**

**Lovely Lounge/ Diner** 12' 10" x 12' 6" (3.9m x 3.8m)

Double Glazed french doors/side panel and side door. Staircase to first floor and cupboard below - electric panel heater and recess fro electric fire

**Fitted Kitchen** 9' 6" x 6' 3" (2.9m x 1.9m)

Fully fitted with integral dishwasher, fridge/freezer and space for washing machine.

**First Floor Bedroom** 13' 1" x 10' 10" (4.0m x 3.3m) extending to area 3.0m x 2.0m

Electric panel heater, Access to eaves and access to

**En Suite Shower room** 6' 3" x 5' 11" (1.9m x 1.8m)

**Exterior**

Stoned walled fore garden to grass, paving and stoned areas with side gated access. In front of the annex is an off road parking for 2+ vehicles with gated side access to a paved courtyard for the annex with raised planter/hedges. gate to rear store are with oil tank. To the side of the main house is a pathway and shed with access to path way ( cold water tap) and steps up to the paved patio garden with privacy fencing and overlooking the countryside with a

**GARDEN ROOM/SUMMER HOUSE OR OFFICE** ( 2.4m x 2.0m)



**Facilities - Oil Central Heating ( Under floor heating to ground floor except annex living area) UPVC Double Glazing**

**Services – Mains water Electricity & Drainage ( No mains gas)**

**Council Tax Band E Energy Performance Rating C**

**Tenure – Freehold**

**Features – Include Hand made Oak timber staircase & galleried landing, downlighters.**





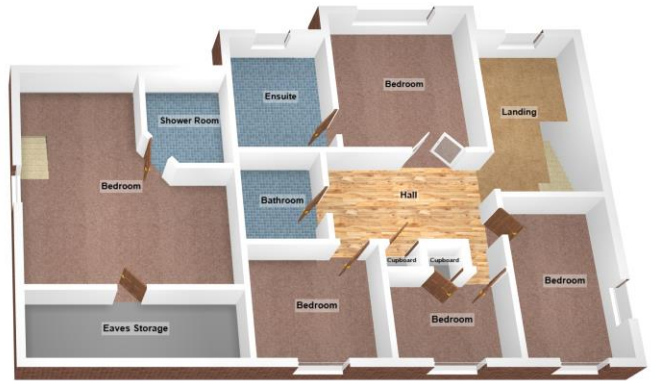
Ground Floor



First Floor



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		

