



3 Llwyn Onn Llanfairpwll LL61 6DY
Freehold Barn Conversion
£335,000

- Superbly Presented 2 Storey Barn Within Courtyard Of Similar Styled Properties
- 2 Bedrooms/1 Bathroom/1 Reception-1047 sq ft/97.3 sqm Including The Garage
- Currently Run As A Very Successful Holiday Let With No Onward Chain
- Off Road Parking & Garage, Very Low Maintenance Patio Garden/Sun Trap
- Rural Setting With Stunning Countryside Views Approached Via A Long Sweeping Private Drive
- EPC E; Council Tax Band C;2025/2026; Full Fibre Broadband Up To 1000 Mbps
- Services Mains Electric, Mains Water, Communal Water Treatment System, Central Heating Electric

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Property Summary

A beautifully presented Grade II listed two storey barn conversion, this exceptional home forms part of an attractive courtyard of similar character properties, originally the outbuildings of the historic Plas Newydd Estate. The barn has been thoughtfully transformed to offer stylish contemporary living while retaining a wealth of enhanced period features throughout.

The property enjoys a light and spacious open plan kitchen, dining, and living area, complete with oak engineered flooring and a charming wood burning stove. The first floor provides two bedrooms and a modern fitted bathroom suite, all showcasing exposed purlins and Velux roof lights that add warmth and character.

Outside, the low maintenance private patio garden offers a sheltered outlook through protected woodland with open countryside beyond—an ideal afternoon sun trap. The property also benefits from off road parking and a garage, located within a separate block and held on a long leasehold basis.

Set in an attractive semi-rural location, the barn sits just off the A4080 coastal road on the outskirts of Llanfairpwll, less than two miles away. A long private driveway leads to the courtyard, with excellent onward access to the A55 Expressway. The renowned Plas Newydd House and Gardens, owned by the National Trust and set on the shores of the Menai Strait with the Snowdonia mountains as a backdrop, lies under a quarter of a mile away.

Accommodation

Ground Floor

- Spacious open plan kitchen/dining/living area.
- Oak engineered flooring throughout
- Wood burning stove on slate hearth.
- Exposed timber beams and sprinkler system
- Modern fitted kitchen with Dekton worktops, peninsula breakfast bar, integrated appliances, and space for a washer
- Windows overlooking the courtyard garden and woodland beyond
- Under stairs storage

First Floor

- Half landing with exposed purlins and Velux roof light
- Two bedrooms, each with exposed purlins and Velux roof lights
- Contemporary bathroom with panelled bath and shower screen, vanity unit, heated towel rail, and complementary tiling

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Externally

- Private, low maintenance patio garden with timber boundary
- Peaceful outlook across woodland and open countryside
- Detached garage (5.7m x 3.7m) with power, held on a 125-year lease from 2019.
- Dedicated parking space in front of the garage plus additional visitor parking within the courtyard

Location

It is under a ¼ mile from Plas Newydd Historic House and Gardens, owned by the National Trust and set on the shores of the Menai Strait, amidst breathtakingly beautiful scenery and with the Snowdonia mountain range as a backdrop. The development is approached down a private tarmac driveway and is situated just off the A4080 coastal road.

The property is ideally placed for the A55 Expressway, which is under 5 minutes' drive away, with links onward to Bangor, Chester and the regional airports of Liverpool and Manchester. The port of Holyhead is approximately half an hour's drive away with ferry links onward to Ireland. The renowned tourist attractions of Anglesey Sea Zoo together with Foel Farm & Halen Mon, located very close to Llandwyn Beach and Newborough Warren, are only a short drive from Llwyn Onn and the Snowdonia mountains are easily accessible to explore and enjoy.

The Isle of Anglesey boasts numerous other attractions, including the historic town of Beaumaris with its Castle built by Edward I, and offers wonderful coastal walks and cycling routes with many miles of stunning beaches to explore. There are also many quality restaurants and pubs throughout the island.

Agents Notes

The Grade II listed property is of stone construction under a slate roof.

Internal doors are Solid Oak, vertical panel doors, set in feature chunky painted door frames with Black bees wax latches and T hinges.

The property is currently used as a successful Holiday Let, and many of the contents can be available to purchase by negotiation.

Maintenance of the common areas is provided by a Resident's Management company at a cost of £100 a month.

Two Ground floor windows replaced with triple glazing in 2022.

NOTE-Viewings To Be Arranged By Appointment On Change Over Days.

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Council Tax Band C
Full Fibre Broadband Up To 1000 Mbps

Exact Location
what3words ///special.crumbles.talkers

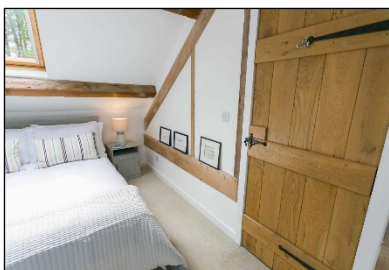
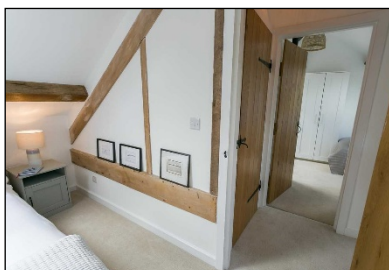
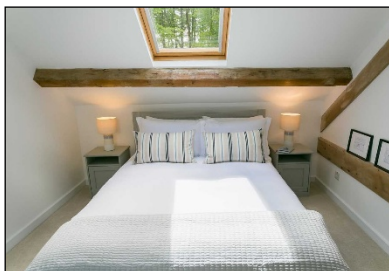
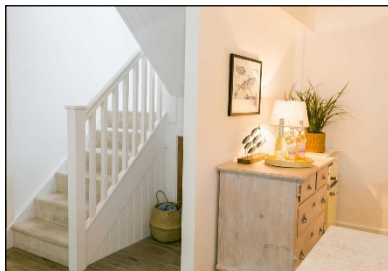
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



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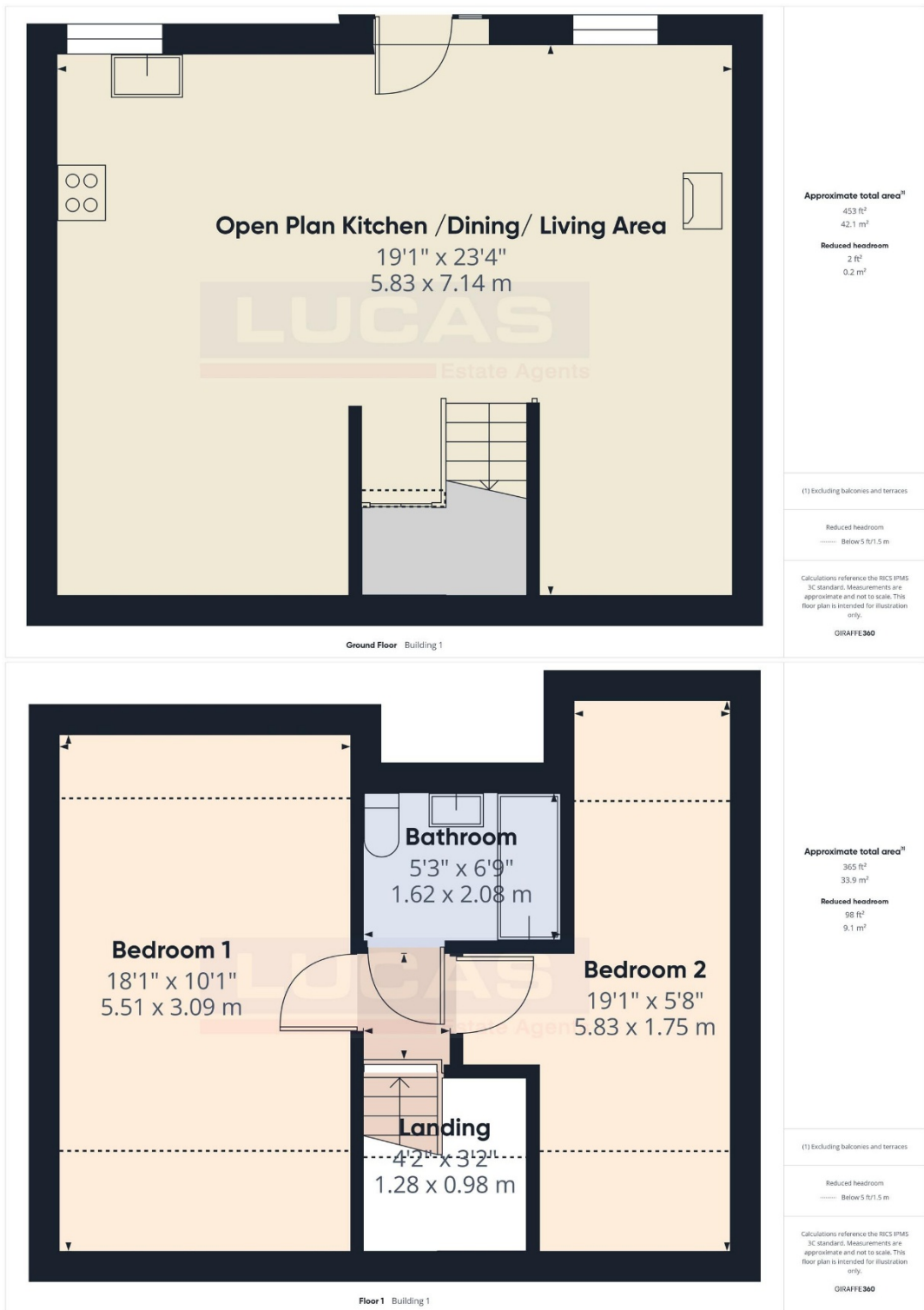


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

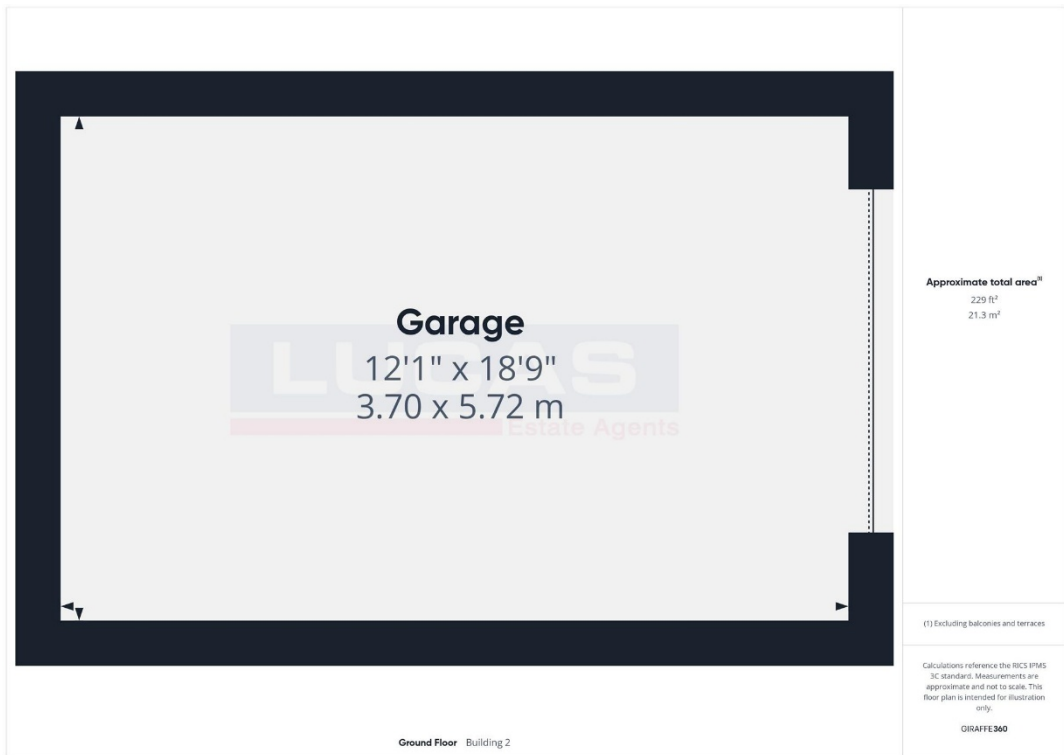
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9538-5011-7383-5098-2924>



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