



1 Tan Rhiw Penmynydd Llanfairpwll LL61 6PH
Freehold Semi Detached
£260,000

- Charming Extended Semi-Detached Property Located In The Heart Of The Semi Rural Village Of Penmynydd W
- 3 Bedrooms/1 Bathroom/2 Receptions
- Spacious Accommodation Throughout Together With Generous Garden & Off-Road Parking,
- Planning Permission In Place (HHP/2024/147) To Extend Further If Required.
- Fabulous Countryside And Mountain Views
- EPC F; Council Tax Band C £1882.72 -2025/2026; Broadband Up To 679 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Charming Extended Semi-Detached Property Located In The Heart Of The Semi Rural Village Of Penmynydd With Spacious Accommodation Throughout Together With Generous Garden & Off-Road Parking, Along With Fabulous Countryside And Mountain Views With Planning Permission In Place (HHP/2024/147) To Extend Further If Required. The Property Offers Two Reception Room, Spacious Kitchen/Diner And A Large Bathroom Along With Two Wood Burning Stoves & Is Ideally Placed For Easy Travelling To The Thriving Towns & Villages Of Llangefni, Menai Bridge & Llanfairpwll. Internal & External Viewing Is Recommended To Appreciate The Space & Location.

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front door into the sitting room with a recess wood burning stove set on a slate hearth with timber mantel over, low maintenance flooring, window to front aspect with open views and glazed panelled door into a spacious lounge with a feature wood burning stove set on a slate hearth with a large timber mantel over, low maintenance flooring, stairs to upper floor, glazed French panelled doors into the diner/kitchen with ample space for table and chairs, recessed lighting, low maintenance flooring, window to rear aspect with views overlooking the garden, glazed door leading out to the side garden with adjoining window with pleasant views overlooking the garden together with distant mountain views, square opening through into fully integrated kitchen with base and wall storage cupboards and complementary oak work surfaces, Belfast sink with period mixer tap, Zanussi eye level double oven, touch control hob with slimline stainless steel extractor over, integrated dishwasher, integrated built under fridge and freezer, complementary tiled splash backs, recessed lighting, low maintenance flooring and window to rear aspect overlooking the garden.

The first floor comprises a spacious L shaped landing with alternate tread wooden stairs to the attic room and doors leading off into bedroom 1 with walk in dressing room/nursery room/office with window to front aspect boasting fine views over open fields, door off into the walk in dressing room/nursery room/office with recessed lighting and window to front aspect boasting fine views over open fields, L shaped bedroom 2 with window to side aspect boasting super views over the countryside together with excellent distant views of the Yr Wyddfa(Snowdonia) mountains, bedroom 3 with window to rear aspect boasting stunning views of the countryside together with excellent distant views of the Yr Wyddfa(Snowdonia) mountains, a very spacious contemporary style bathroom suite briefly comprising an egg shell free standing bath with separate mixer tap, built in shower cubicle with mains operated shower, vanity sink unit with mixer tap and storage under, low flush Wc, chrome heated towel rail, complementary floor and wall tiling, recessed lighting, loft access hatch and frosted window to rear aspect. Continuing off the landing are alternate tread wooden stairs to the attic room with useful eaves storage cupboards and a Velux roof light.

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Externally

A neat, flagged area to the front bordered by a stone wall with two wrought iron gates with the side gate leading to the side of the property with generous garden/play area together with ample off-road parking. Note Architects drawings with planning permission to extend the property to the side elevation if required.

Location

The village of Penmynydd lies close to the major towns & villages and yet provides a country aspect. Set in this small Anglesey hamlet providing a cluster of properties and yet so close for access to the A55, Menai Bridge, Llanfairpwll and Llangefni, offering a good array of facilities including shops, cafes, bars, eateries and train station.

Agents Notes

The property is of stone and cavity wall construction under a slate roof.
Architects' drawings with planning permission to extend the property-Ref HHP/2024/147

Council Tax Band C £1882.72 2025/2026
Broadband Up To 679 Mbps

Exact Location

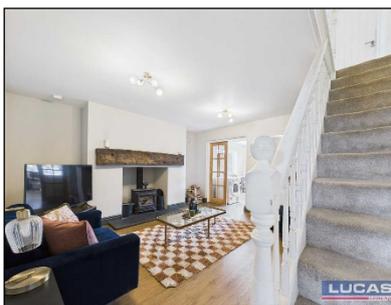
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

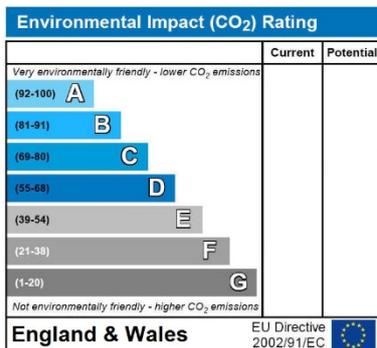
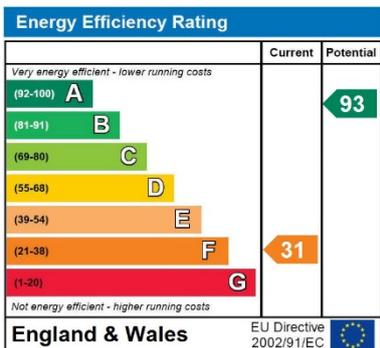
Note to Customers

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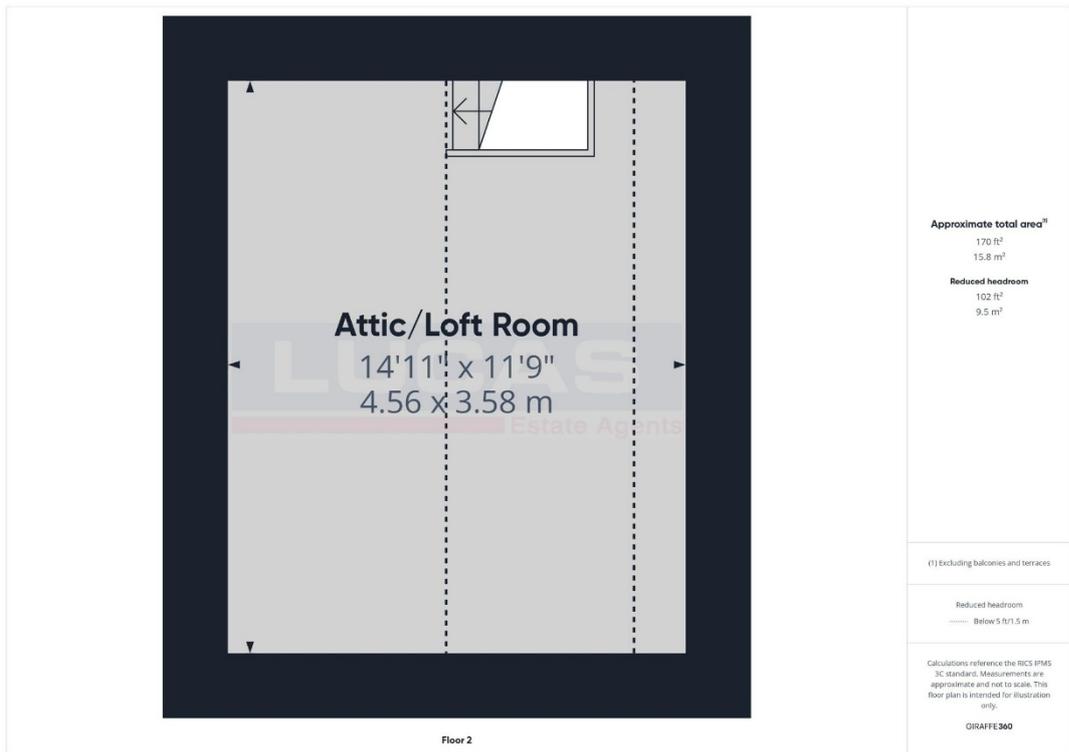


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