

LUCAS & Co

Estate Agents

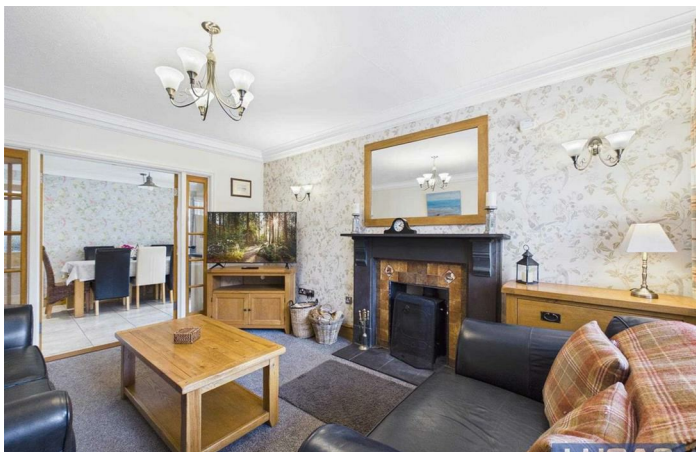


Morannedd Chapel Street , Newborough LL61 6RU

- Period Residence with Exceptional Sea & Mountain Views
 - Enclosed Garden With Patio/Pergola Seating Area
 - No Chain, Contents Available By Negotiation
- Solar Panels & Photovoltaic System (3.32 kWp) including storage (10 kWh)
- 4 Bedrooms/2 Bathrooms/3 Receptions
- Parking For Two Vehicles And A Car Port With Useful Overhead Storage.
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Electric &

£400,000 Freehold





Location

Accommodation

The accommodation is both generous and highly adaptable, arranged to suit modern family living as well as guest accommodation.

The ground floor opens via a welcoming entrance hall, leading to a well-proportioned lounge featuring a multi-fuel stove and French doors, allowing for excellent natural light and connectivity to the principal living spaces.

Kitchen

At the heart of the home lies a well appointed kitchen/dining room, thoughtfully arranged in two distinct zones. The kitchen is fitted with a comprehensive range of cream units, integrated appliances and breakfast bar, centred around a charming inglenook-style fireplace housing a second multi-fuel stove.

Utility Room

Utility/laundry room

Dining Area

The adjoining dining area provides ample space for entertaining and opens into a south-facing sun lounge, creating a seamless flow between internal and external living.

Snug

A particularly characterful snug sits beyond, featuring a vaulted ceiling and attractive decorative open fireplace with further French doors providing additional access to the gardens.

Ground Floor Shower Room

Ground Floor Bedroom

A double bedroom with an inglenook-style feature alcove, offering ideal guest or single-level living potential.

First Floor

The first floor continues the home's sense of space and character, comprising three further bedrooms, all enjoying individual charm.

Bedroom 2 (Twin Room)

A twin bedroom with French doors opening onto a balcony, perfectly positioned to take full advantage of the far-reaching views.

Bedroom 3

Bedroom 4

Bathroom

A well proportioned family bathroom completes the accommodation.

Externally

The property affords iron gates leading to a block-paved driveway, providing parking for two vehicles and a car port with useful overhead storage.

To the front of the property, a low-maintenance paved area offers an attractive and welcoming entrance, while the rear garden offers a lawned area with planted borders to create a private and enclosed space ideal for relaxation and entertaining. Additionally paved seating terrace with timber pergola, and additional storage via two timber garden sheds.

Location

what3words ///games.pave.assure

The village of Newborough lies on the edge of the renowned Newborough forest in the southwest corner of Anglesey. Close by is Llandwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive

away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day.

Agents Notes

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The property is of stone construction under a slate roof. Installation of a photovoltaic system (3.32 kWp) including storage (10 kWh) in 2023.

Broadband Up To 40 Mbps

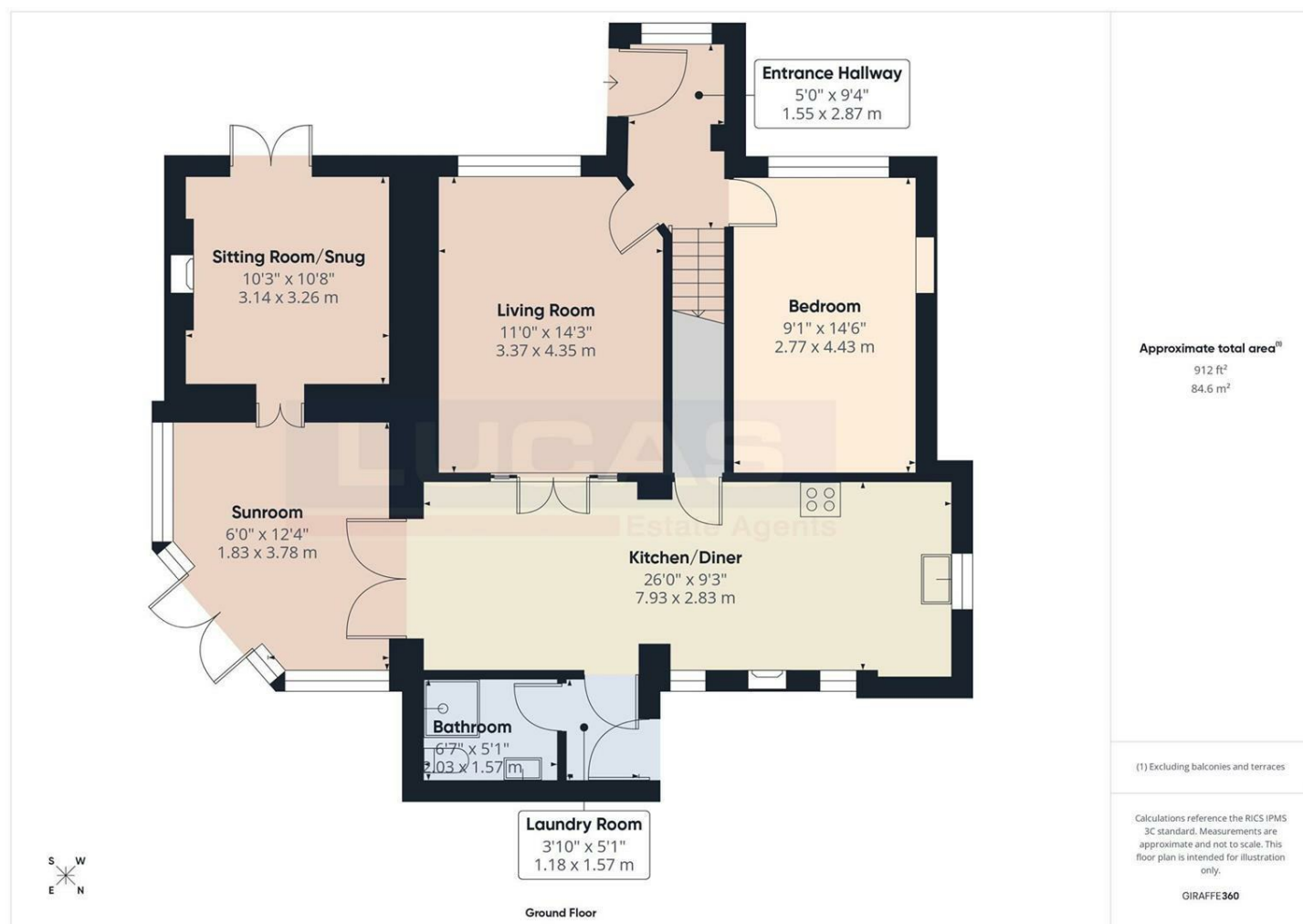
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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.



Local Authority **Isle of Anglesey**
Council Tax Band **E**
EPC Rating **F**



Lucas & Co Estate Agents

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.