



Pen yr Argau , Mynydd Mechell, Amlwch, Isle
Of Anglesey, LL68 0TN

Price: £375,000



A fantastic lifestyle property set within approximately 1.5 acres of beautifully landscaped gardens and grounds, Pen Yr Argae offers the perfect opportunity to embrace country living in a peaceful rural setting close to the coast. This charming detached cottage has been refurbished by the current owners and benefits from a newly refurbished kitchen, spacious contemporary shower room, replacement oil-fired boiler and solar panels. The characterful accommodation includes a cosy lounge with exposed beams and multi-fuel stove, separate living/dining room, fitted kitchen, principal bedroom with patio doors opening onto the garden, second ground floor bedroom, and a delightful first-floor cog loft bedroom with adjoining dressing room. Outside, the property truly comes into its own. Extending to approximately 1.5 acres, the grounds include extensive landscaped gardens, productive fruit and vegetable plots, a greenhouse, sheds, a small paddock and a delightful walled seating and BBQ area perfect for alfresco dining on warm summer evenings. Ample off-road parking provides space for numerous vehicles, a motorhome or trailer.



Accommodation - Ground Floor

Double glazed door to

Cosy Lounge 15' 1" x 12' 1" (4.61m x 3.69m)

Feature brick fireplace surround with timber lintel and multi fuel room heater, beamed ceiling, exposed stone feature wall, timber ladder stairs to cog loft, double glazed window, radiator.

Open Plan Living/dining and fitted Kitchen area 22' 10" x 9' 9" (6.96m x 2.96m)

A bright and attractive room with lovely views over the gardens and country lane/fields. Well fitted with a stylish range of base and wall units with timber grain effect worktops inset sink, built in oven hob and concealed cooker hood. Part tiled and part laminate floor, downlighters, part timber cladding, radiator, 3 double glazed windows.

Rear Porch

With double glazed door and 2 windows, tiled floor

Inner Hall

Main Bedroom 1 11' 9" x 10' 5" (3.58m x 3.18m)

Double glazed patio doors and window over looking the gardens, laminate floor, radiator.

Bedroom 3 15' 1" x 7' 4" (4.61m x 2.23m)

Double glazed window, radiator, shelves, beamed ceiling

Stylish Shower Room

Recently refitted with a large walk in shower enclosure, vanity units with concealed cistern w.c., and wash basin, heated towel rail, 2 double glazed windows, extractor

Cog Loft Bedroom 3 12' 0" x 12' 9" (3.66m x 3.88m)

Restricted headroom and access via the timber ladder stairs - exposed beams and velux roof light, radiator, open to

Dressing area 12' 0" x 7' 11" (3.66m x 2.42m)

Restricted headroom, side double glazed window, exposed beams and double glazed velux, access to eaves storage

Exterior

The outstanding highlight of the property are its grounds with up to 1.5 acres of interesting and varied gardens include extensive landscaped gardens, orchard/trees & productive fruit and vegetable plots, a greenhouse, sheds, a small paddock and a delightful walled seating and BBQ area perfect for alfresco dining on warm summer evenings. Ample off-road parking provides space for numerous vehicles, a motorhome or trailer. All surrounded by beautiful countryside.

Facilities - Oil fired central heating (replaced boiler) Solar Panels and Upvc Double Glazing

Services - mains water and electricity with septic tank drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating D

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale

