

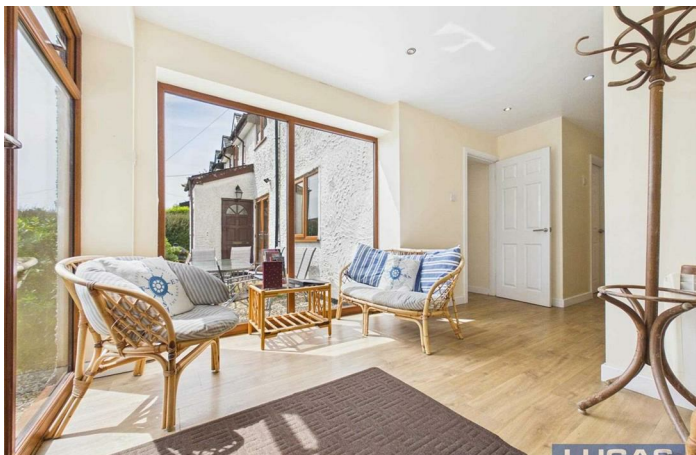


1 Pentre Bolion

Llanddona, LL58 8UA

- An Extended Traditional Semi-Detached Welsh Cottage
- Village Setting Down Private Track
- Electric Central Heating Mains Water & Drainage
- Stunning Views of the Snowdonia Mountain Range
- Located Close to Renowned Beach at Llanddona
- Off Road Integral Garage with Power and Lighting





A traditional semi-detached Welsh cottage with a large contemporary extension with stunning views of the Snowdonia mountain range. Ty Adeiladwr Cwch is located down a private track off the main road through the village of Llanddona.

The Space

On arrival, slabbed steps lead you up to the wood panel effect Upvc front door opening into:

Reception Hallway/Snug

A spacious, light filled entrance hallway with four, full height Upvc wood effect windows, overlooking the front lawn. A turned staircase leads up to the first floor.

Kitchen Diner

A spacious, light filled central hub of the home, perfect for family dinners and entertaining, with breakfast island and space for a large dining table and chairs. Light blue cabinets and cupboards give a coastal cottage feel in a shaker style with traditional black handles, light wood effect worktops, space for a range cooker with large extractor overhead, with dark splashback tiling. French Doors in the dining area offer an easy transition to al fresco dining on the front patio in the finer weather.

The Living Room

A very cosy and relaxing room which gives the real sense of being in a cosy Welsh cottage in the original part of the property. A reclaimed brick recess houses a log burner with oak mantle and slate hearth. A glazed door leading off to vestibule exiting to the front of the property.

Games Room

Forming part of the extension is the games room, a versatile room with window overlooking the front lawn, electric radiator. Door leads into integral garage.

Laundry Room

The room every family home needs, plenty of work space for folding laundry, plumbing for washing machine, and undercounter space for additional utility appliances. The room also has additional under stairs storage. Several electrical outlets, electric radiator and single upvc window for light and ventilation.

Ground Floor Shower Room

Conveniently located on the ground floor, ideal for showering off after long dog walks or a trip to the beach. Shower cubicle with shower running off the mains water supply, with white pedestal basin, WC, white electric towel rail and extractor fan.

First Floor

Upstairs to the first floor the accommodation offers 4 bedrooms, family bathroom, Lounge and Balcony Terrace

4 Bedrooms, one of which is ensuite, all bedrooms face the front of the property, all of which enjoying mountain and countryside views.

Bedroom 1 Ensuite:
10'0" x 12'1"

Ensuite Bathroom
5'3" x 5'4"

Bedroom 2
11'6" x 12'2"

Bedroom 3
8'8" x 15'6"

Bedroom 4
8'4 x 12'2"

Family Bathroom

Roll top free standing bath, dark mosaic tiling with glass shelf, white pedestal basin and WC, frosted window and electric towel rail.

Living Room

A living space adorned with natural light and architecture design ceilings, French doors lead off to the terrace balcony with a further set of French doors to the front with Juliet balcony from which point the wonderful mountain and countryside views can be enjoyed.

Terrace Balcony

A spacious and very private decked balcony with glass balustrade all around, mature tall trees and shrubs offer a tranquil and private setting.

Garage

Beneath the balcony terrace is an integral garage offering additional parking and storage together with power and lighting. The garage can be accessed via the games room or the roller garage door to the front.

Outside Space

A private track leads up to the parking area, to the front aspect of the property is a very private lawn bordered with established hedges, and a patio area, ideal for seating and a barbecue, a pathway leads to the side garden area with a lawn and established mature trees. The pathway continues to the back of the property where further elevated gardens with mature trees and hedging offer a sense of privacy.

Renovations

A large extension was added and completed in 2013.

The extension added the entrance hall, games room, ground floor shower room, laundry room master bedroom, upstairs living room, family bathroom.

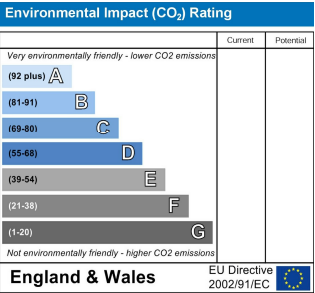
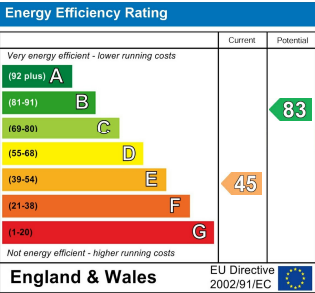
The extension replaced a single-story large double garage

All electrical wiring new in the extension in 2013.

Smart heating and hot water can be switched on with a phone app.

Services & Utilities

Electric Central Heating
Mains Water & Drainage
Broadband Up To 40 Mbps



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



Ground Floor



Floor 1

Approximate total area⁽⁷⁾

1935 ft²
179.8 m²

Balconies and terraces

370 ft²
34.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

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.