



## Plas Coch Llanfair Yn Neubwll, Anglesey, LL65 3LD

£250,000

- Delightful 19th century cottage
- Short walk to Traeth Cymyran beach & estuary
- Drive
- 2 double beds
- Convenient for A55 & amenities
- Close to RSPB wetlands & Site of Special Scientific Interest
- Well-established private garden
- 2 reception rooms
- Modern shower room
- Vacant possession

# Plas Coch Llanfair Yn Neubwll, Anglesey, LL65

## 3LD

Located in the picturesque hamlet of Llanfair Yn Neubwll with superb open aspects and a short walk to the beach, estuary and RSPB wetlands, this delightful end of terrace cottage offers a unique blend of character and modern living. Thought to have been built in the mid 1800's, the property enjoys a good sized, private and well-established garden in addition to off-road parking and large store/workshop. The property comprises 2 reception rooms plus mezzanine sitting area, kitchen, 2 double bedrooms and a modern shower room.



Council Tax Band: B



Llanfair Yn Neubwll is known for its picturesque open surroundings lying close to farmland and the RAF Valley where frequent RAF flights can be enjoyed. The beach at Traeth Cymyran and estuary are within a short walk as is the renowned RSPB wetlands and Site of Special Scientific Interest. The A55 is just 1.5 miles away with local schools and amenities conveniently placed.

### **Lounge**

12'10" x 14'5" (3.90m x 4.40m)

A cosy reception room with open aspects through glazed door and window at the front. Ladder to the mezzanine.

### **Mezzanine**

13'5" x 10'8" (4.10m x 3.25m)

The mezzanine level provides a versatile space with a sloping ceiling and a skylight window affording a superb open aspect over farmland and to the runway in the distance. Open spindled balustrade and ladder to lounge.

### **Dining Room**

7'1" x 12'4" (2.16m x 3.76m)

Pleasant aspect through glazed door to the garden and with opening to the kitchen.

### **Kitchen**

6'7" x 8'3" (2.00m x 2.52m)

The kitchen is fitted with modern cream coloured high gloss units and integral electric oven & hob with extractor hood and splashback. Recesses for slimline dishwasher and fridge. Garden view to the rear.

### **Bedroom 1**

8'9" x 11'10" (2.66m x 3.6m)

Double room with superb view over the garden and door from dining room.

### **Bedroom 2**

7'9" x 14'5" (2.36m x 4.40m)

Ideal twin bedroom with door from lounge and window to front.

### **Shower Room**

6'7" x 6'5" (2.00m x 1.95m)

Modern suite comprising a large glazed shower with lumbed-in shower, WC and washbasin. Fully tiled walls and built-in cupboard. Chrome towel radiator.

### **Exterior**

Small forecourt garden and drive for good sized car. The rear garden is a delightful, well-established outdoor space offering ample privacy with mature shrubs, flowering plants and with pebbled and paved seating areas. Garden shed and side path to front of cottage.

### **Store/Workshop**

6'7" x 14'9" (2.00m x 4.50m)

Designed a small garage with double wooden doors, this makes an ideal store or workshop.

### **Services/Tenure etc**

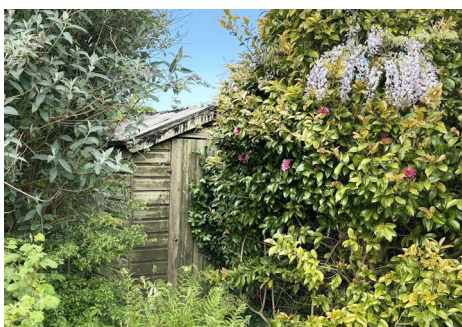
The property is freehold (the extent of the boundary is to the front garden wall); Council Tax Band B; EPC rating G/18 (EPC Register shows alternative spelling of Plas Goch); Gas central heating (LPG cylinders); Double glazing; Mains water; Septic tank.

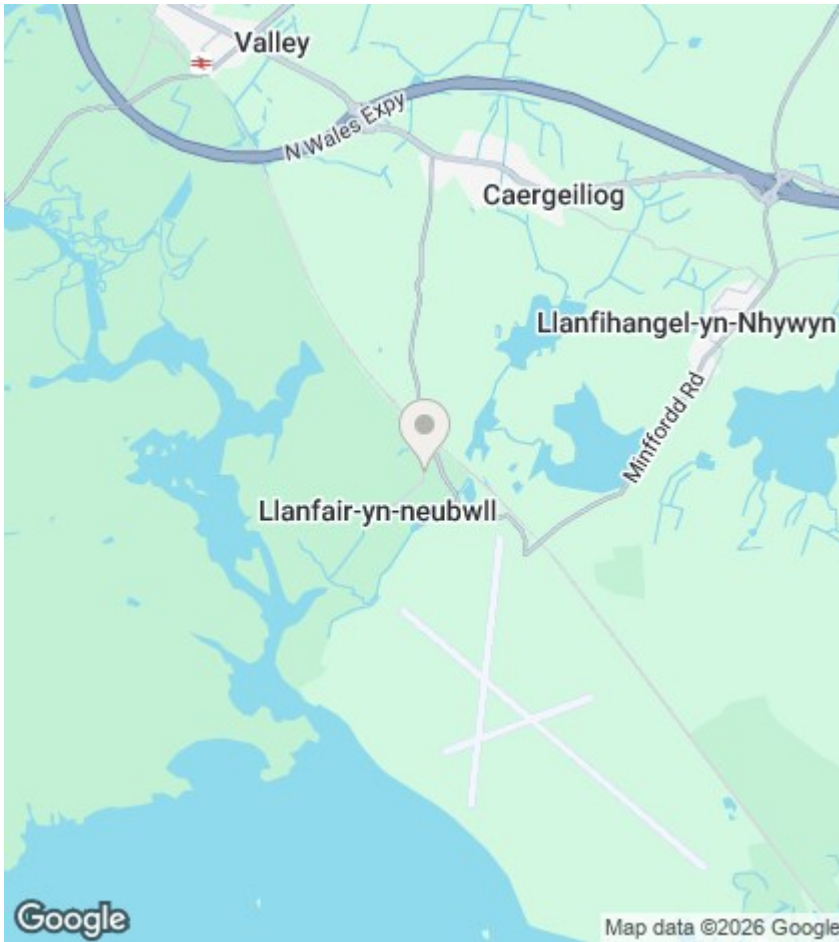
### **Directions**

From Junction 3 of the A55, take the Holyhead Road, signposted Caergeiliog for just 0.3 of a mile. Turn right at the old toll house into Cymyran Road and continue for just over 1 mile where the property can be found on the right (before the old Cymyran Hotel).

What3words:///duet.juggler.eggshell





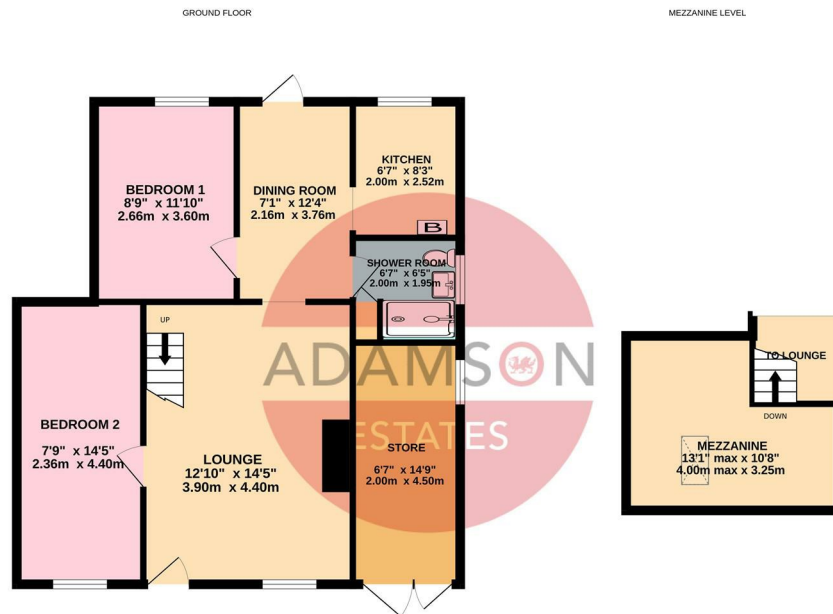


## Viewings

Viewings by arrangement only. Call 01248 295101 to make an appointment.

Council Tax Band: B  
EPC Rating: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	18	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 624sq. ft. (58.0 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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