



Argraig, Cemaes Bay, Isle Of Anglesey,
LL67 0HB

Price: £650,000



A Distinguished and Elegant Detached Coastal Period Residence With Sea Views

Nestled in a sought after seaside and harbour village and offering a blend of costal living and timeless character family accommodation. This substantial period home combines **character features** with generous family accommodation and wonderful **sea views**. The property is ideally placed for sandy beaches, the coastal footpath and scenic coastal walks. Inside, The spacious layout includes a welcoming **reception hall**, cloakroom, **living room and dining room** with patio doors and a striking **inglenook-style fireplace**, plus a separate lounge. A **ground-floor bedroom with en-suite** provides flexibility for guests or multigenerational living. The **fitted kitchen and breakfast room** includes a walk-in pantry, with a separate utility room. A particularly useful **large storeroom/boiler room with toilet and workshop** offers excellent storage and hobby space. **First Time Ever on the Open Market!**



Accommodation - Ground Floor

Open arched portico with access to

Entrance Hall 14' 9" x 8' 10" (4.5m x 2.7m)

Wood block floor finish, turned timber staircase to first floor, dado rail, radiator, understairs cupboard.

Cloakroom 7' 7" x 5' 3" (2.3m x 1.6m)

Feature leaded glass porthole window and side double glazed window, wash basin, w.c., spacious fitted cupboard

Living Room and Dining room 21' 0" x 12' 2" (6.4m x 3.7m)

Feature of a recessed fireplace with red clay brick open fireplace and timber features, Double glazed patio doors to garden having views to garden and sea and side window, plate shelves, 2 radiators. opening through to

Lounge 17' 5" x 10' 10" (5.3m x 3.3m)

Feature marble and timber fireplace with living flame gas fire, 2 double glazed windows with front window having views to garden and sea, 2 radiators.

Bedroom 2 14' 1" x 11' 10" (4.3m x 3.6m)

Access via Lounge, 2 double glazed windows having views to garden and sea, radiator, built in cupboard. Vanity wash basin

En-suite Shower Room 7' 7" x 2' 11" (2.3m x 0.9m)

Shower cubicle and electric shower, wash basin, w.c., wash basin, double glazed window, heat/light unit

Fitted Kitchen/Breakfast Room 13' 3" x 6' 8" (4.05m x 2.02m)

Well fitted with oak finished base and wall units with tiled inset work tops and upstands with sink unit, built in double oven, low level hob and concealed cooker hood/canopy, integral dishwasher and fridge. Tiled floor, double glazed window radiator, built in cupboard. WALK IN PANTRY (1.9m x 1.1m) with consumer unit and double glazed window

Rear Hall 3' 6" x 4' 3" (1.07m x 1.29m)

Double glazed window, rear timber door to open porch, door to **Utility room** 9' 10" x 7' 7" (3.0m x 2.3m)

Skylight, plumbing for washing machine, wall units Belfast sink, door to garage

Large Store Room/boiler room 17' 9" x 10' 6" (5.4m x 3.2m)

Skylight, oil fired central heating boiler, external door giving access to Cloakroom with w.c and open store cupboard (1.7m x 1.7m) and Workshop (2.7m x 2.0m)

First Floor Landing 17' 5" x 7' 3" (5.3m x 2.2m) reducing to 0.9m

Loft access with hinged timber loft ladder leading to LOFT ROOM (3.1m x 2.5m) being boarded with side window and open access to loft space with great potential for conversion

Bedroom 1 12' 10" x 10' 0" (3.9m x 3.05m)

Built in wardrobe and fitted furniture, Double glazed window having views to garden and sea, radiator

Dressing area 7' 7" x 4' 3" (2.3m x 1.3m)

Double glazed window, radiator and door to WALK IN WARDROBE (1.6m x 1.6m)

En suite Shower Room 9' 5" x 4' 7" (2.86m x 1.4m) max

Shower cubicle and electric shower, wash basin, w.c., shaver point, fan heater, double glazed window

Bedroom 3 17' 5" x 10' 10" (5.3m x 3.3m)

2 double glazed windows having views to garden and sea, fitted wardrobes and bedroom furniture including vanity wash basin, 2 radiators.

Bedroom 4 10' 10" x 9' 10" (3.3m x 3.0m)

Double glazed window to front, radiator, built in wardrobe.

Shower Room 7' 7" x 6' 11" (2.3m x 2.1m)

Recently refitted with large shower enclosure and mains fed shower with fitted seat, wash basin, w.c., shaver point, double glazed window, fan heater, radiator.

Exterior - Gardens

Pillared entrance to front drive and extensive parking area with space for several vehicles/caravan/boat space leading to garage. Gardens to grass and shrubs with hedegrow. Side arch leads to side sloped garden to grass and wide range of shrubs and bushes with paths. To the rear is a well enclosed substantial garden laid to lawn in various sections with paths and raised stone flagged patio areas with handrails and small timber summerhouse, oil storage tank. cold water tap

The home showcases an array of traditional details including **woodblock flooring, leaded glass, porthole windows and plate racks**, all contributing to its timeless appeal.

Tenure – Freehold, Services - Mains electric water & Drainage Council Tax Band D - Energy Performance Rating E

