



Ty Uchaf Llanfaes LL58 8LP  
Freehold Cottage  
£450,000

- Charming Extended Detached Cottage Located
- Set Within South Facing Landscaped Gardens That Offer Plenty Of Privacy
- Off Road Parking
- Close to Local Amenities
- EPC E
- Council Tax Band F £3057.21 2025/2026
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating Oil Fired & Part Under

Floor

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## Property Summary

A most charming extended detached cottage located in a very desirable hamlet of similar properties close to St Catherine's Church. Set within south facing landscaped gardens that offer plenty of privacy yet is just over a mile from the popular and historic coastal town of Beaumaris.

Ty Uchaf has recently been remodelled and modernised by the current owners, whilst retaining aspects of the original cottage. The cottage has ample off road parking with gated access.

Boasting fabulous views to the front aspect of the Yr Wyddfa (Snowdon) mountains in the distance. To the rear and side aspects are open fields and woodlands.

A shared access lane - narrow in part - leads to the cottage which is to be found at the end of the lane.

The property also comes with the added benefit of having no onward chain and viewing is highly recommended.

The accommodation benefits from oil fired central heating, part under floor heating and double glazing.

The conservatory is double glazed, timber framed with French style doors to the front overlooking the garden, and side entrance door. Tiled flooring.

A solid door leads to a hallway with built in cupboard, quarry tiled flooring and window into conservatory. Three further doors off the hallway lead to Bedroom one, Bathroom and Breakfast Kitchen.

Bedroom One - Windows to front and side. Fitted carpet. Radiator.

Bathroom -

Painted brick faced bath, low flush WC, tiled inset vanity sink unit with painted timber panelling under, and complimentary tiled splash back. Recessed shower cubicle with Mira shower with tiled walls and flooring. Quarry tiled flooring. Frosted window to rear. Access to loft space with Slingsby style ladder. Radiator.

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## Kitchen

Base and wall storage cupboards and complimentary work surfaces. Double bowl stainless sink unit with mixer tap. Neff eye level oven with microwave below. Space for free standing fridge. Plumbing for dishwasher. Built in cupboard and recessed shelving. Quarry tiled floor. Windows to front and rear.

## Dining/Living Room

The Kitchen leads through into the open plan dining/ living room with under floor heating and oak flooring .

The dining area has a window to the front overlooking the garden. Access to loft.

The living area has an inglenook style fireplace housing a multi-fuel stove set on a tiled hearth with shelf to side.

Window to front overlooking garden with distant mountain views and rear window overlooking open fields.

Door through to inner hallway with oak flooring.

From the inner hallway four further doors lead to

Bedrooms 2 and 3, and shower and utility rooms.

## Bedroom 2

Window to front, loft access. Fitted carpet.

## Shower Room

Contemporary suite with built in shower cubicle. Wall mounted WC. Fitted cupboard. Cantilever vanity sink unit with mixer tap, chrome heated towel rail. Porcelain floor and wall tiling. Frosted windows to side and rear.

## Utility Room

Space for washing machine, built-in stainless-steel sink with mixer tap and work surface. Porcelain tiled floor.

## Bedroom 3

Windows to side and rear. Fitted carpet.

Door from Bedroom 3 to storage/boiler room with mezzanine storage area. Window to front. Oil fired boiler. Door leading out to side path with access to front and rear gardens.

## Externally

A shared access lane (narrow in part) leads to two separate parking areas.

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The main garden is to the front, mostly of lawn and shrubs. Adjacent to the conservatory is a paved patio area with distant mountain views. There is ample access to the sides and rear, adjoining a woodland to one side and a field to the rear and other side. There is a small rockery to the rear with access to a greenhouse .

#### Location

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Located near to St Catherine's Church and on a small country lane in Llanfaes and only five minutes from one of the most saleable towns on Anglesey.

Beaumaris and Llanfaes have excellent access to the beautiful Menai Strait and have a large range of amenities that prove popular with locals and tourists alike, including a fine choice of restaurants, cafes, art galleries, boutique shops, the castle and two golf courses.

#### Agents Notes

The property is of stone and cavity wall construction under a slate roof

Note: Some of the internal plaster board walls were moved/re built in 2024 together with the living room/diner having had a new insulated slab fitted and under floor heating fitted in 2018 with some upgrades to the plumbing and wiring also undertaken.

All windows excluding the conservatory replaced in 2018 with Upvc double glazing.

Council Tax Band F £3057.21 2025/2026

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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