



## Ty Canol Mountain Road, Mynydd Mechell, Anglesey, LL68 0TT

£239,950

- Spacious 3 double bed cottage
- Peaceful rural hamlet setting
- Less than 1 mile to Llanfechell amenities
- Superb views front & rear
- Just 1 of 3 in this 19th century development
- Beautifully presented throughout
- 2.5 miles to picturesque Cemaes Bay & beach
- Garden & conservatory
- Parking for 2 cars
- Viewing absolutely essential

# Ty Canol Mountain Road, Anglesey, LL68 0TT

Enjoying a superb rural setting with fabulous views in the peaceful hamlet of Mynydd Mechell, just 2.5 miles from the picturesque village of Cemaes Bay, this most attractive 3 double bed roomed cottage must be viewed to fully appreciate. Exceptionally well presented throughout and having the benefit of 2 parking spaces, conservatory and garden. Ty Canol is just one of three properties on this 19th century development. The property was renovated in the 1970's and has been extensively upgraded in more recent years to include a beautiful dining-kitchen and bathroom. Pleasantly tucked away yet within a mile of amenities including primary school, convenience store and cafe in Llanfechell and with the superb beach, harbour and many excellent facilities in Cemaes Bay just a few minutes' drive.



Council Tax Band: C



### **Hall**

5'10" x 4'7" (1.77m x 1.40m)

Attractively tiled floor, space for coats and beautiful oak doors with traditional black iron door furniture.

### **Lounge**

10'4" x 16'5" (3.15m x 5.00m)

Spacious living room with open views to both front and rear. Log burning stove to slate hearth with back boiler for central heating and hot water.

### **Dining-Kitchen**

12'3" x 15'5" (3.74m x 4.70m)

A most attractive fitted and spacious dining-kitchen with ample space for large table. Solid wood painted units with quartz worktops, range style "Cookmaster" electric cooker comprising double oven, separate grill, 5-ring induction hob; Belfast style sink; integral slimline dishwasher and washing machine and attractive tiled walls and floor. Space for fridge-freezer. Walk-in shelved PANTRY below stairs. Access to conservatory.

### **Conservatory**

9'10" x 7'5" (3.00m x 2.25m)

Fully glazed lean-to style conservatory with superb aspect over garden and beyond. Double French doors to garden and side opening lights. Electric wall heater.

### **Landing**

Spacious landing with glazed and oak balustrade. Large window to rear and oak doors with traditional black iron door furniture.

### **Bedroom 1**

15'6" x 8'1" (4.72m x 2.46m)

Double room with 2 windows enjoying panoramic views to front.

### **Bedroom 2**

10'4" x 10'10" (3.15m x 3.30m)

Double room with window and view to front. Large cylinder/airing cupboard.

### **Bedroom 3**

9'3" x 8'3" (2.83m x 2.51m)

Double room with view to rear.

### **Bathroom**

7'4" x 5'5" (2.23m x 1.66m)

Beautifully fitted bathroom comprising curved shower-bath with plumbed-in shower, WC and washbasin. Chrome ladder towel radiator, attractive tiled walls, painted wood ceiling and floorboards.

### **EXTERNALLY**

Parking for 2 cars in the shared gravelled courtyard; Enclosed garden to rear with pleasant open aspect and with pedestrian access over garden of property to the left.

### **SERVICES/TENURE**

Freehold property; Thought to date back to mid-1800's; Shared courtyard parking (space for 2 "roadworthy" vehicles); Mains electricity and water; Septic tank (situated on neighbour's land and shared with 2 neighbours); In addition to the electric storage heaters, there is central heating from back boiler (no radiator to lounge); uPVC double glazed; EPC rating F; Council tax band C.

### **DIRECTIONS**

The property is approximately 1.7 miles off the A5025 if coming from the A55 side. Alternatively, if coming from Llanfechell village centre, proceed along Mountain Road and continue for approximately 0.5 of a mile, pass the sign "Mynydd Mechell" and the property is then on the right hand side. What3words: [///funds.bootleg.mailboxes](https://www.what3words.com/#!/funds.bootleg.mailboxes)





Cemaes Bay

Cemaes Bay



## Viewings

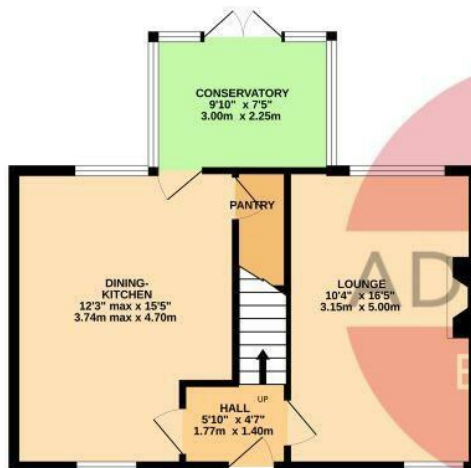
Viewings by arrangement only. Call 01248 295101 to make an appointment.

Council Tax Band: C  
EPC Rating: F

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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**PRS** Property Redress Scheme

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 904sq. ft. (84.0 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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