



Pennant , Bull Bay, Amlwch, Isle Of Anglesey,  
LL68 9SU

Price: £475,000



**A Substantial Detached Coastal Home – No Onward Chain.** Located just a short stroll from a **pretty cove, beach and slipway**, and close to the **renowned Island coastal footpath**, this impressive detached residence offers spacious, versatile accommodation ideal for family living or multi-generational use. The property features a **large lounge** with a multi-fuel burner, and an **open-plan fitted kitchen** complete with polished granite work surfaces, a range of integrated appliances, and direct access to the **dining/sitting room**, where patio doors open onto the garden. A **conservatory** further enhances the ground-floor living space. The flexible layout includes a **ground-floor bedroom** with patio doors—currently used as a home office/hobby room—together with a further ground-floor bedroom and a **stylish bathroom** with a freestanding slipper bath. To the first floor are **three well-proportioned bedrooms**, including a principal bedroom with a **walk-in wardrobe** and fitted wardrobes, plus a modern **shower room** and a generous landing area. Part **solid oak** Floors



**Conservatory** 15' 7" x 8' 2" (4.75m x 2.5m)

Side door

**Entrance Hall** 14' 5" x 8' 2" (4.4m x 2.5m)

Spindled staircase to first floor, understairs cupboard, open to inner hall

**Lounge** 18' 4" x 16' 9" (5.6m x 5.1m)

Feature of fireplace recess with multi fuel burner and timber surround – solid oak floor

**Sitting Room/Dining Room** 16' 9" x 9' 10" (5.1m x 3.0m)

Double french doors to side patio/decking, solid oak floor- open plan to

**Fitted Kitchen/Breakfast Room** 13' 9" x 10' 10" (4.2m x 3.3m)

Impressive refitted kitchen with an extensive range of base and wall units forming a peninsular breakfast bar all in polished granite with upstands including double bowl sink, cooker range with cooker canopy, dishwasher, fridge. tiled floors and downlighters with opening to

**Rear Hall** 5' 1" x 4' 2" (1.56m x 1.27m)

External door leading to covered decking with all round access

**Utility room** 7' 0" x 5' 3" (2.14m x 1.6m)

With fitted shelving/storage and plumbing for appliance, tiled floor

**Bedroom 4/Currently Office/Hobby room** 14' 9" x 11' 2" (4.5m x 3.4m)

Double french doors to side decking, solid oak floor.

**Bedroom 5/Currently games room** 10' 6" x 10' 2" (3.2m x 3.1m)

**Family Bathroom** 6' 11" x 6' 6" (2.1m x 1.98m)

Refitted with a free standing slipper bath and side water fall taps and shower attachment, vanity units with integral sink and concealed cistern w.c., downlighters and mood lighting. extractor

**First Floor Landing** 11' 6" x 8' 2" (3.5m x 2.5m)

roof light, loft access.

**Bedroom 1** 14' 9" x 9' 6" (4.5m x 2.89m)

Window with sea view. Fitted wardrobes to 2 walls with sliding doors concealing roof light. Access to walk in wardrobe and window

**Bedroom 2** 16' 9" x 7' 10" (5.1m x 2.4m)

**Bedroom 3** 16' 11" x 7' 10" (5.15m x 2.4m)

**Shower Room** 9' 11" x 3' 11" (3.01m x 1.2m)

4 piece suite with shower enclosure and electric shower, w.c., bidet, wash basin, roof light

## Exterior

Electric swing timber gate leads to front and side brick paved drive and extensive parking areas and leads all around the side to the rear in turn to the underfloor garage. Providing ample vehicle parking or boat/camper van or caravan space. To the side there is a decking patio area of the dining room and the opposite side has a decked patio area with a wrap around decking walkway and balustrade overlooking the gardens to the sea and is partially covered - steps to the rear lead down into the garden. Extensive side garden to grass. Various cold water taps and lights. understairs storage. oil tank

**Garden Room/Office** 17' 5" x 11' 10" (5.3m x 3.6m)

A log style cabin with double doors and windows with good levels of insulation and power/light

**Underfloor Garage** 27' 3" x 10' 2" (8.3m x 3.1m)

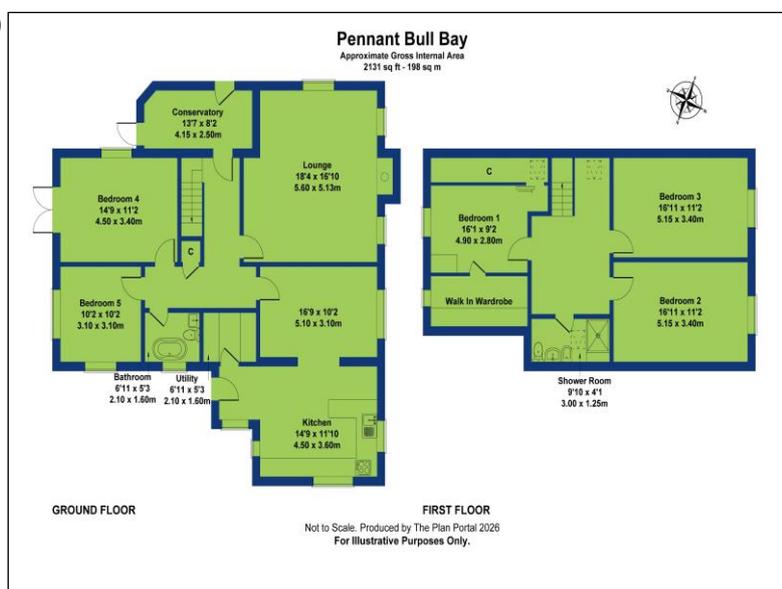
Up and overdoor with side access into BOILER ROOM AND STORAGE ( 8.3m x 1.4m) with sink/tap, boiler.

**OIL FIRED CENTRAL HEATING UPVC DOUBLE GLAZING  
16 SOLAR PANELS**

**Mains Drainage Electric and Water**

**Council Tax Band E Energy Performance Rating D**

**Tenure - Freehold**



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