



3 Llwyn Onn Llanfairpwll LL61 6DY
Freehold Courtyard Property
NEW PRICE £342,500

- Superbly Presented 2 Storey Barn Within Courtyard Of Similar Styled Properties
- 2 Bedrooms/1 Bathroom/1 Reception-1047 sq. ft/97.3 sqm Including The Garage
- Currently Run As A Very Successful Holiday Let With No Onward Chain
- Off Road Parking & Garage, Very Low Maintenance Patio Garden/Sun Trap
- Rural Setting With Stunning Countryside Views Approached Via A Long Sweeping Private Drive
- EPC E; Council Tax Band C 2025/2026; Full Fibre Broadband Up To 1000 Mbps
- Services Mains Electric, Mains Water, Communal Water Treatment System, Central Heating Electric

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Property Summary

A Beautifully Presented Grade II Listed Two Storey Barn Situated Within A Courtyard Of Similar Styled Properties Having Been Converted From The Former Plas Newydd Estate Outbuildings And Providing Wonderful Contemporary Living Whilst Still Retaining Many Enhanced Character Features Throughout. The Property Boasts A Light & Spacious Open Plan Fitted Kitchen, Dining & Living Area With Wood Burning Stove Together With Two First Floor Bedrooms Along With A Contemporary Fitted Bathroom Suite. The Low Maintenance Patio Garden Area Offers A Private And Sheltered Outlook Through A Small Protected Woodland With Open Countryside Beyond & Also Benefits From Off Road Parking & A Garage. Having An Attractive Semi Rural Setting The Property Is Well Placed Just Off The Coastal Road A4080 On The Outskirts Of Llanfairpwll Less Than 2 Miles Distance With A Long Sweeping Private Tarmacadam Driveway Leading Up To The Courtyard Area & Offers Easy Onward Access To The A55 Expressway. It Is Under A ¼ Mile From Plas Newydd Historic House And Gardens, Owned By The National Trust And Set On The Shores Of The Menai Strait, Amidst Breathtakingly Beautiful Scenery And With The Yr Wyddfa (Snowdonia) Mountain Range As A Backdrop.

The accommodation which benefits from Wi-Fi controlled electric central heating and double glazing briefly comprises double glazed front door into a spacious open plan kitchen/dining/living area:- Living area comprises oak engineered flooring, wood burning stove set on a slate hearth with matching upstand, open timber beamed ceiling, sprinkler system, window to front aspect overlooking courtyard garden with private view beyond the trees, stairs to upper floor with useful understairs storage cupboard, Kitchen area comprising oak engineered flooring with base and wall storage cupboards with complementary Dekton worktops with upstands extending to a peninsular breakfast bar with stainless steel under mounted sink with mixer tap, integrated appliances to include a built under electric oven with induction hob above with clear splash back and an integrated extractor over, built under integrated fridge, integrated dishwasher, space for free standing washer, open timber beamed ceiling, window to front aspect overlooking courtyard garden with private view beyond the trees, opening into the dining area with oak engineered flooring, open timber beamed ceiling, sprinkler system, space for table and chairs.

The first floor comprises a half landing with exposed purlins and Velux roof light above with stairs leading up to the main landing area with doors leading off into bedroom 1 with exposed purlins, two Velux roof lights, bedroom 2 with exposed purlins, two Velux roof lights and access to eaves and a contemporary fitted bathroom suite briefly comprising oak engineered flooring, recessed lighting, exposed purlins, Velux roof light, panelled bath with glass shower screen, low flush Wc, vanity sink unit with mixer tap and storage under, heated towel rail and complementary tiled walls to the bath area.

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Externally

A gate leads into a very low maintenance patio garden area with timber panel boundary offering a private and uninterrupted pleasant outlook across open countryside through trees that provides a wonderful sun trap capturing the afternoon sun. Beyond this patio is a separate detached garage block with a Garage 5.7m (18'8") x 3.7m (12'2") with electric connected held on a peppercorn leasehold basis of 125 years from 2019 with dedicated park space for one car to the front of the garage along with further parking space within the garage itself. Additional visitors parking is available at the front of the courtyard.

Maintenance of the common areas is provided by a Resident's Management company at a cost of approximately £100 a month.

Location

It is under a ¼ mile from Plas Newydd Historic House and Gardens, owned by the National Trust and set on the shores of the Menai Strait, amidst breathtakingly beautiful scenery and with the Yr Wyddfa (Snowdonia) mountain range as a backdrop. The development is approached down a private tarmac driveway and is situated just off the A4080 coastal road.

The property is ideally placed for the A55 Expressway, which is under 5 minutes' drive away, with links onward to Bangor, Chester and the regional airports of Liverpool and Manchester. The port of Holyhead is approximately half an hour's drive away with ferry links onward to Ireland. The renowned tourist attractions of Anglesey Sea Zoo together with Foel Farm & Halen Mon, located very close to Llandwyn Beach and Newborough Warren, are only a short drive from Llwyn Onn and the Yr Wyddfa (Snowdonia) mountains are easily accessible to explore and enjoy.

The Isle of Anglesey boasts numerous other attractions, including the historic town of Beaumaris with its Castle built by Edward I, and offers wonderful coastal walks and cycling routes with many miles of stunning beaches to explore. There are also many quality restaurants and pubs throughout the island.

Agents Notes

The Grade II listed property is of stone construction under a slate roof.

Internal doors are Solid Oak, vertical panel doors, set in feature chunky painted door frames with Black bees wax latches and T hinges.

The property is currently used as a successful Holiday Let, and many of the contents can be available to purchase by negotiation.

Viewings To Be Arranged By Appointment On Change Over Days.

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Council Tax Band C 2025/2026

Full Fibre Broadband Up To 1000 Mbps

Exact Location

what3words ///special.crumbles.talkers

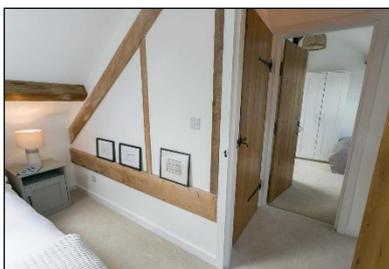
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

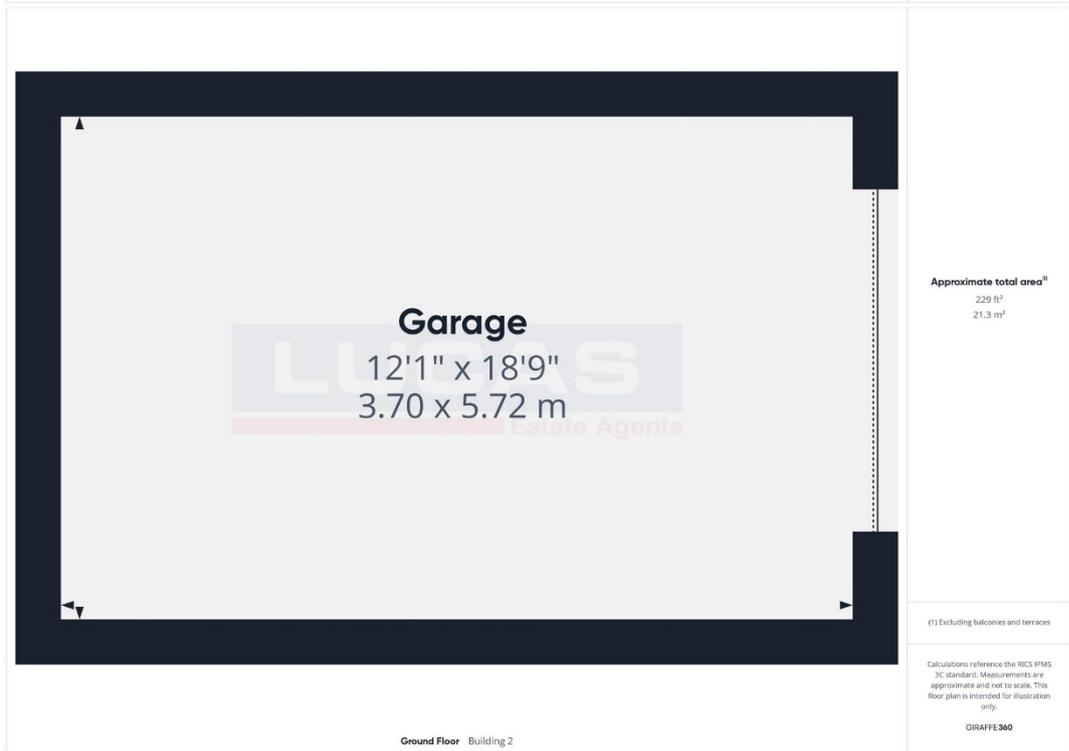
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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<https://find-energy-certificate.service.gov.uk/energy-certificate/9538-5011-7383-5098-2924>



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1047 ft ²
97.3 m ²
Reduced headroom
100 ft ²
9.3 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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