



Gwel Fynydd, 11 Parc Terrace Llangoed Llangoed LL58 8SA
Freehold Cottage
£165,000

- Character End Terrace Cottage
- Off Road Parking For One Vehicle Together
- Delightful Tiered Landscaped Gardens
- Stone Outbuildings Divided Into 2 storage Rooms
- Council Tax Band B £1646.19 2025/2026
- EPC G

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A charming character end terrace cottage Located in an area of outstanding natural beauty on the outskirts of the rural village of Llangoed.

The property retains some original features including beamed ceilings and internal doors & also benefits from off road parking for one vehicle together with delightful landscaped gardens & an adjoining implement/log storeroom & boasts outstanding countryside views to the rear.

The accommodation which benefits from electric radiators and double glazing briefly comprises:

Front door into living room with attractive slate fireplace and surround with wood burning stove with slate hearth window to front aspect, meter cupboard, stairs to first floor, painted beamed ceiling, glazed panelled door into

Kitchen

Shaker style base and wall storage cupboards with complementary work surfaces, with tiled splash back, built in electric oven, touch control hob with slimline chimney style extractor over, stainless steel sink with mixer tap, integrated fridge/freezer, slimline integrated dishwasher, space for free standing washer, ceramic tiled floor, window to rear aspect, door leading out to the rear garden area and a painted beamed ceiling.

The First Floor

Comprises landing with access to loft space, built in linen cupboard, doors leading off into

Bedroom 1 with window to front aspect,

Study/Bedroom 2

Small study with window to rear aspect boasting super countryside views

Bathroom

Electric shower with concertina glass screen and tiled surround, low flush WC, pedestal wash hand basin, chrome heated towel rail, and extractor fan.

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Externally

A small forecourt garden to front, at the side is allocated parking for one vehicle with a timber gate leading to a quaint landscaped tiered garden with patio seating area providing a sun trap.

Adjoining the property is a stone implement storage/log stores building with dual access together with lighting and a Velux roof light.

Location

Located in an area of outstanding natural beauty on the outskirts of the rural village of Ilangoed which is approximately 2.5 miles from the historic town of Beaumaris & is well placed for the Anglesey coastal path & lovely countryside walks.

Agents Notes

The property is of stone construction under a slate roof.

Note Adjoining Stone Outbuilding With Recent New Slated Roof Currently Split Into Log Store & Utility Garden Stores.

(Note Plans Available To Demolish Existing Outbuilding's Subject To Usual Consents To Double Living Accommodation If Required)

Council Tax Band B £1646.19 2025/2026

Broadband Up To 630 Mbps

Exact Location

what3words ///remote.sharpened.haystack

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.

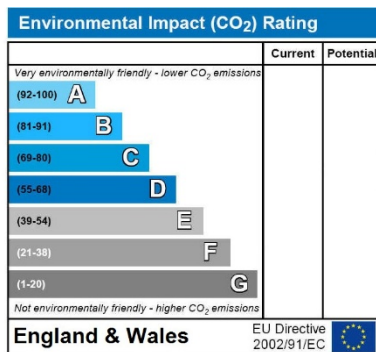
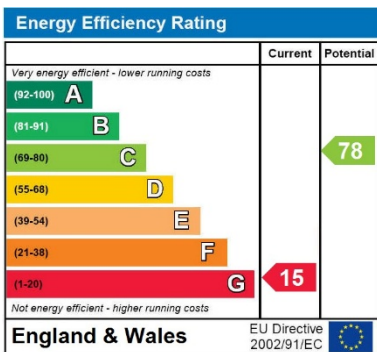
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