

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

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Ref:- M/2050

“DOLFFINFA”,

NANT BYCHAN, MOELFRE, ISLE OF ANGLESEY, LL72 8HE.



Rear Elevation



Magnificent sea views

PRICE £450,000

- An individually designed detached two storey residence with magnificent views from the rear to the sea, Great Orme, “Yr Wyddfa” mountain range and the bordering countryside.
- The unique accommodation, which would now benefit from refurbishment, briefly comprises – **Ground floor** - Enclosed Entrance Porch, Entrance Hall, Bright Lounge with access to Rear Sunroom with sliding door to patio, both with excellent views to the sea and mountains, Kitchen/Breakfast room with superb sea and mountain views, shelved Pantry off, Rear Entrance Hall with Toilet off and access to spacious integral garage with Utility area. Three Bedrooms, one with lovely sea and mountain views, these rooms lend themselves to other uses i.e. dining room, study etc. Bathroom with 3 piece suite.
- **First Floor** – Landing with excellent storage cupboards, Bedroom 4 with built-in storage cupboards and Bedroom 5 with superb sea views and built-in storage cupboards. Fully tiled Shower Room. The first floor has large eaves areas which offer potential for development to introduce the expanse of sea views to the rear.
- Teak double glazed windows throughout. Mahogany finish upvc double glazed sliding door from Sunroom to patio and mahogany finish upvc double glazed front entrance door.
- Exterior room housing Oil fired boiler which heats the ground floor rooms only.
- Wide entrance to spacious Driveway with excellent parking and turning space. Good size Integral Single Garage with Utility area and access to Rear Entrance hall.
- Lawned area to the front and established hedging. Pathways to both sides leading to the rear of the property. The rear garden borders open countryside and has a slate paved patio and raised terrace both with superb sea and mountain views, lawn and established hedging.
- Superb location on the perimeter of a select residential development of individual properties within walking distance of the picturesque bay, coastal path, cafe, public house and Fish and chip shop. Benllech is approximately 2.5 miles and has a selection of amenities.
- Viewing of this individual property is recommended to appreciate the superb views and location together with the potential offered to update the design into the 2020s.

VIEWING – Strictly by appointment with Anglesey Property Company.

www.angleseyproperty.co.uk

THE GROUND FLOOR ACCOMMODATION COMPRISES:-

Mahogany upvc double glazed door and side panel to **ENCLOSED ENTRANCE PORCH** – Glazed door and side panel to:-



Spacious Entrance Hall

SPACIOUS ENTRANCE HALL – Enclosed staircase with feature arch to the first floor. Built-in cloaks cupboard. Airing cupboard with radiator for linen. Double panel radiator. Coved ceiling.



Delightful Lounge with superb views across countryside to the sea, Great Orme and “Yr Wyddfa” Mountain range



DELIGHTFUL LOUNGE - 17' 9" x 12' 11" – Feature marble surround to fireplace not presently in use. Two windows with superb views across countryside to the sea, Great Orme and mountains. 2 double panel radiators. Arched recess. Coved ceiling Glazed door and window to **SMALL SUNROOM** – Picture window with superb sea and mountain views. Quarry tiled floor. Mahogany upvc double glazed sliding door to rear slate paved patio and garden.



Kitchen/Breakfast room with good storage and access to Pantry. Superb views across the countryside to the sea and mountains

KITCHEN/BREAKFAST ROOM – 13' 5" x 10' 4" – Fitted with medium wood colour units – One and a half bowl, single drainer sink unit, electric waste disposal connected. Corner base unit, double base unit and 4 single base units with work surface above. 3 walls fully tiled.

KITCHEN/BREAKFAST ROOM continued – 2 wall units. Corner shelved wall unit. “Stoves New Home” electric ES550DODLM double oven. “Baumatic” integrated cooker hood. Built-in storage cupboard. Radiator. Central heating controls. Coved ceiling. Superb views to the sea and mountains.
PANTRY – excellent storage.



Excellent kitchen built-in storage cupboard and Pantry. Superb views across the countryside to the sea and mountains.

Door from Kitchen to **REAR ENTRANCE HALL** – Cupboard housing modern electric consumer unit. Access to **TOILET**, **Integral Garage with Utility area** and the exterior (side of property).



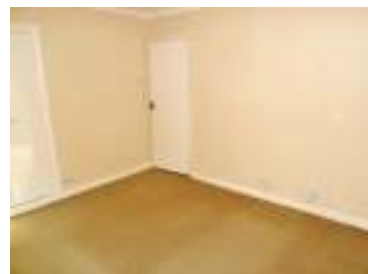
Toilet off Rear Entrance Hall.

BEDROOM ONE – 15' 1" plus two built-in wardrobes x 10' 6" – Two windows, one with excellent views across countryside to the mountains and sea. Double panel radiator. Wash hand basin with splash back. Coved ceiling. Wall cabinet.



Bedroom One with lovely views across countryside to the mountains and sea.

BEDROOM TWO – 11' 11" plus double built-in wardrobe x 10' 5" – Two windows. Double panel radiator. Coved ceiling.



Bedroom Two with built-in wardrobe

BEDROOM THREE – 9' 1" x 8' 5" plus built-in wardrobe. Double panel radiator. Coved ceiling.



Bedroom Three with built-in wardrobe.

Fully tiled BATHROOM – 8' 3" x 5' 10" – coloured suite comprising – panelled bath with thermostatic shower, rail and curtain above. Pedestal wash hand basin and toilet. Radiator. Coved ceiling. Tiled floor.



Bathroom with 3 piece suite.

THE FIRST FLOOR ACCOMMODATION COMPRISES:-



Spacious Landing with four built-in storage cupboards.

LANDING – Attractive balustrade forming galleried landing. Four excellent built-in storage cupboards, one with hanging space and door to eaves with light. Full height door storage area.



Bedroom Four with built-in cupboards to the eaves. Rural outlook.

BEDROOM FOUR – 12' 9" x 12' 4" – Two built-in storage cupboards to the eaves. Rural outlook.



Bedroom Five with built-in cupboards to the eaves. Excellent sea views.

BEDROOM FIVE – 12’ 6” x 12’ – Built-in storage cupboards to the eaves. Excellent sea views.



Fully tiled Shower room

Fully Tiled **SHOWER ROOM** – Shower enclosure fitted with “Triton Pietro” electric shower. Pedestal wash hand basin. Toilet. Shaver point. Wall fluorescent light. “Amtico” flooring. “Vent-axia” extractor.

EXTERIOR:-

Wide entrance with stone pillars to tarmac **DRIVEWAY** with turning and parking space.

INTEGRAL GARAGE with **Utility area – 17’ x 10’ 5”** extending to **13’ 8”** into the Utility area. Enamel sink with plumbing for automatic washing machine. Large window. Timber double front doors. Double panel radiator. Door to Rear Entrance Hall.

BOILER ROOM (approached from the exterior) – “Worcester” oil fired central heating boiler. Lagged hot water cylinder.

FRONT GARDEN with lawn and shrubs. Slate crazy paved path-ways to both sides of the property leading to the Rear Garden. **REAR GARDEN** – Slate crazy paved patio and raised terrace both with **SUPERB VIEWS** to the sea, Great Orme, mountains and countryside. Lawn and shrubs.



Superb views from the rear to the sea, Great Orme, mountains and countryside. Access to the patio from Sun room with sliding door. Raised terrace and lawn all with magnificent views.



Superb views across countryside to the sea, Great Orme and mountains.

SERVICES – Mains water, electricity and drainage. Maintenance free oil storage tank for central heating.

TENURE - Freehold

COUNCIL TAX BAND – E

NOTE – Anglesey Property Company have not tested any included equipment, oil fired central heating or services mentioned in these sale particulars, purchasers are advised to satisfy themselves as to their working order and condition. Please contact Anglesey Property Company if you require clarification of any point in these sale particulars. Prior to travelling to view the property please contact Anglesey Property Company to ensure that the property is still for sale and to prearrange an appointment. All negotiations are to be conducted through Anglesey Property Company.

FLOOR PLAN



Total area: approx. 157.6 sq. metres (1672.7 sq. feet)



Front Elevation. Excellent drive and turning area.

AMENITIES IN MOELFRE – Primary School/community centre, café, public house, wool shop etc. Picturesque cove and coastal paths with superb views.

DIRECTIONS – From Anglesey Property Company turn left onto the A5025, drive 2.3 miles to Llanallgo roundabout, take the right turning into Ffordd Cocsyn Richard Evans. Take the first turning right into Nant Bychan then take the 2nd turning left and “Dolffinfa” is a short distance along on your right hand side backing on to the farmland.

ENERGY EFFICIENCY RATING

