



2 Tyddyn Pwyth , Llanfairpwllgwyngyll, LL61 6PE

£299,000

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

A truly stunning character cottage and outbuilding with original internal features and a fantastic family room to the rear. The spacious extension creates a feeling of quality throughout and with the use of full width bi-fold doors manages to incorporate the garden area into the room and make it feel part of the cottage. The property is currently laid out to provide a cosy sitting room, spacious kitchen/family room, ground floor bedroom with en-suite shower room/WC and to the first floor a further bedroom with en-suite bathroom/dressing room.

Benefiting from off-road parking for 3 vehicles, direct access to the rear garden and partial LPG central heating combined with underfloor heating and newly installed multifuel stove. Located less than $\frac{3}{4}$ of a mile from Llanfairpwll village, convenient for the A55 and train station, the cottage is just a 5 minute walk from the Menai Straits and has the Wales Coast Path on its doorstep. Internal viewing a must to fully appreciate its wonderful charm and quality.

Entrance

Having a slate pitched canopy over the main entrance with part glazed timber door opening into the lounge.

Lounge 13'11" x 12'3" (4.26 x 3.74)



With an attractive original fireplace with decorative inset housing a newly installed cast iron multi fuel stove set on slate hearth. Balustrade staircase leading up to the first floor bedroom. Hardwood framed double glazed sash window to the front elevation. Slate flooring with digital thermostatically controlled under floor electric heating. Exposed beams to ceiling with four directional lights, one inset light and mains smoke alarm to ceiling. Oak panelled door to the rear extension and another door to:

Bedroom 2 9'8" x 8'4" (2.96 x 2.55)



With continuation of slate flooring with under floor heating and separate digital thermostat control. Hardwood double glazed sash window to the front elevation. Feature original cast iron fireplace. Timber panelled ceiling with one inset down light. Latched and braced door leading to:

En-Suite Shower Room/WC 8'3" x 3'10" (2.53 x 1.19)



A modern suite comprising: Button flush WC, vanity wash hand basin with mixer tap and shower area with Mira electric digital shower unit. Wall mounted Worcester combination boiler (bottled gas). Slate flooring with under floor heating. Window to the rear elevation.

Open Plan Kitchen/Lounge Diner 26'7" x 14'1" (8.12 x 4.31)



Considered an excellent addition to the cottage, providing a wealth of space and briefly comprising: A mix of Black and Stainless steel fronted wall and base storage units with brushed steel handles, wood block work tops and tiled splash backs. Central island with storage cupboards beneath. Inset sink unit with mixer tap, integrated dishwasher, electric oven and hob. Space for American style fridge freezer. Laminated wood effect floor covering. LED strip lighting, two pendant lights and seven downlights to ceiling. Two wall mounted electric heater. Six Velux windows, PVC double glazed windows and bi-fold double glazed doors framing the rear private garden and countryside beyond, and access onto a recently laid timber deck patio.

First Floor

Bedroom 1 14'8" x 12'4" (4.49 x 3.78)



Feature exposed beams and purlins to contoured ceiling, double glazed Velux, hardwood double glazed sash window and walk in wardrobe with light. Two downlights and mains smoke alarm.

En-Suite Bathroom/Dressing Room 15'0 x 8'06 (4.57m x 2.59m)



Outside



Walled front garden area with cast iron gate and pathway leading to the front door. To the far left of the property there is a parking area with space for three vehicles and pedestrian pathway with right of way leading to a private rear garden, mainly lawned with decked area and several established espalier fruit trees, access to outhouse and raised seating area to enjoy the countryside outlook.

Outhouse 11'8" x 8'7" (3.57 x 2.62)



Stone built with slate pitched roof, power, light and water. Plumbing for washing machine, electric heater, tiled flooring and timber open tread staircase allowing access to the Crog Loft 12.02 x 9.02 (limited head room). Potential to convert into home office/studio, made easier as this building is not listed.

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should also confirm title.

Grade 2 Listed Building.

Single family occupation, hence no holiday letting to the neighbouring cottages to ensure its peaceful position

Services

Mains water, electricity and drainage.

Council Tax

Anglesey County Council Band D.

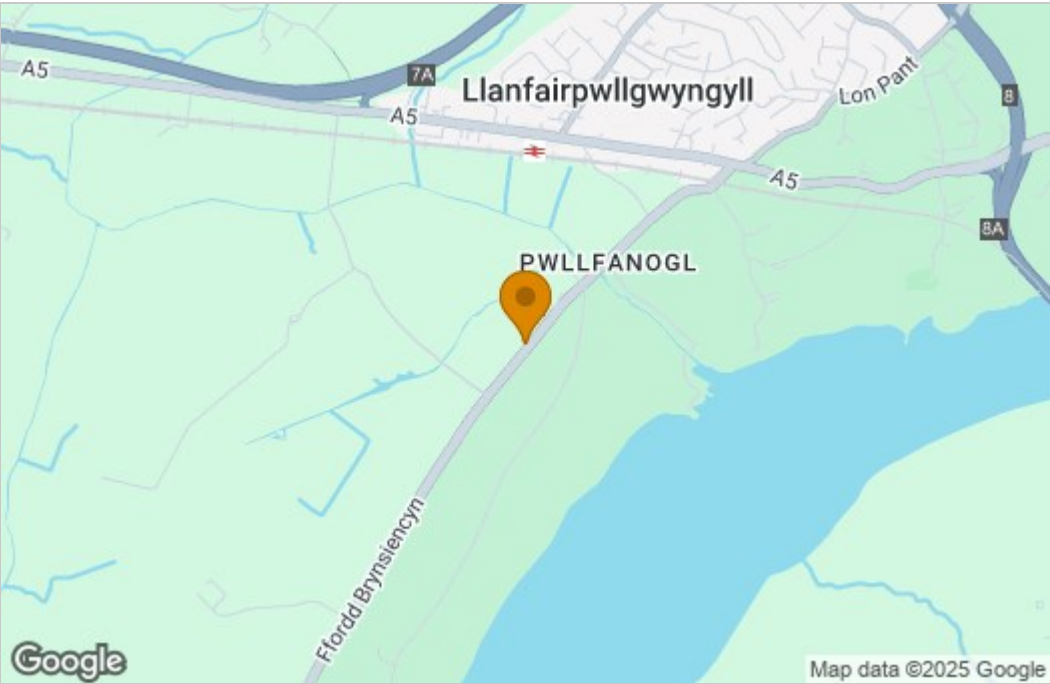
Energy Performance Rating

Band G.

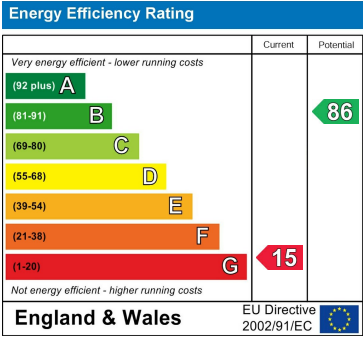
Floor Plan



Area Map



Energy Efficiency Graph



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