



Gwel Y Mynydd

Llanddona, Beaumaris, LL58 8TT

£595,000



A brand new energy efficient detached family home, built by Glas Project Management and Construction Ltd. Situated within this rural village enjoying far reaching Southerly views of the mountains to the front, the Architect designed residence provides spacious accommodation on two floors and briefly comprising: Spacious entrance hallway, open plan kitchen diner with quality fittings/appliances, utility room, shower room/WC, lounge with multi fuel stove and reception room which could be utilised as a bedroom, home office or sitting room. Generous first floor landing area, main bedroom with en-suite/WC, two further bedrooms and bathroom/shower room/WC. The highly insulated property benefits from Steibel heat pump and heat store, under floor heating to ground floor, radiators to the first floor and 3.8kw solar panels. The property is finished to a high standards throughout with Symphony premium Milan kitchen and utility. Quartz worktop surfaces to kitchen with Neff appliances and Karndean flooring to ground floor and carpets to the first floor. With fully tiled designer bathrooms with underfloor heating, furnished with premium quality sanitary ware, taps and showers. Externally the property has its own private entrance with brick paved driveway providing ample parking and turning area, detached garage with remote roller door and beautifully landscaped lawned garden areas and patios.

Viewing highly recommended to fully appreciate the quality inside and out.



- Open Porch
- Entrance Hall
- Wet Room/WC 6'7" x 4'10" (2.01 x 1.48)
- Living Room 18'1" x 18'0" (5.53 x 5.50)
- Open Plan Kitchen/Dining Room 20'9" x 19'9" (6.34 x 6.02)
- Utility Room 13'1" x 6'1" (4.01 x 1.86)
- Bedroom 4/Home Office 13'1" x 9'3" (4.00 x 2.83)
- First Floor Landing
- Main Bedroom 13'11" x 13'8" + bay (4.26 x 4.17 + bay)
- En-Suite Wet Room/WC 8'10" x 5'3" (2.70 x 1.62)
- Bedroom 2 13'11" x 13'8" + bay (4.26 x 4.17 + bay)
- Bedroom 3 12'7" x 9'10" (3.84 x 3.01)
- Bathroom/Wet Room/WC 9'9" x 6'11" (2.98 x 2.13)

Outside
Externally the property has its own private entrance with brick paved driveway providing ample parking and turning area, detached garage with remote roller door and beautifully landscaped lawned garden areas and patios. Paved pathways, external power point, water tap and lighting.

Detached Garage 19'7" x 13'1" (5.99 x 3.99)

Services
Mains water, electricity and drainage.
Steibel Heat Pump and heat store.
(3.8kw solar panels).

Tenure
The completed property is to be sold on a Freehold basis, and this will be confirmed by the Vendors Solicitors.

Energy Performance Certificate
Band B.

Council Tax
TBC.

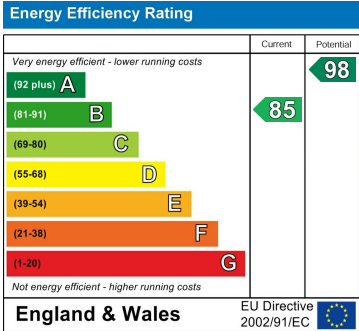
Area Map



Floor Plans



Energy Efficiency Graph



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