



## **Pant Y Gaseg , Beaumaris, LL58 8TU**

**£850,000**

An truly outstanding nearly completed new build detached house situated in a quiet rural location on the edge of the village of Llanddona, enjoying panoramic uninterrupted southerly and westerly views as far as the Snowdonia mountains, west coast of Anglesey and Holyhead mountain. Having a large non estate plot with spacious gardens and patios, the accommodation has been built to an exacting high standard, extending to nearly 3000 square feet, and will provide 5 bedrooms, the main bedroom having a wide corner glazed window to give panoramic views, 2 ensuite bathrooms, large 26 foot open plan kitchen/dining room with bi-folding doors onto a south west facing patio, and wide opening to a 23 foot lounge, utility room, family bathroom, and cloak room. Ample parking and large attached garage. Heat efficient air source heating and double glazing.

Option to buy further land.

Available end of October/ November - Viewing by appointment.

### Open Porch

Having a composite double glazed front door and side panel, overhead light.

### Entrance Hall



Giving access to all ground floor rooms and internal door to the garage. Oak staircase to the first floor with side panels, and spacious open area under. Access to a BOOT ROOM which has the underfloor heating pipework, internet connection, and controls for a CCTV system.

### Cloak Room 8'3" x 2'11" (2.53 x 0.90)

With WC, wash basin wired for a light over.

### Superb Kitchen/Dining Room 19'6" extending to 25'11" x 18'11" (5.95 extending to 7.91 x 5.77)



An outstanding open plan room (yet to be fitted) with a feature 6 panel bi-folding door which leads onto an adjoining south-west facing patio and which adjoins open farmland.

Wide opening to spacious living room.

Kitchen Design - [https://my-kitchen.howdens.com/Plan?](https://my-kitchen.howdens.com/Plan?Id=Sep%2F15%2FE8000006756_DE80_1757943907)

Id=Sep%2F15%2FE8000006756\_DE80\_1757943907

### Spacious Living Room 23'6" x 17'4" (7.17 x 5.29)



A naturally light room with several dual aspect windows and a feature made of a glazed corner window and 4 panel bi-folding doors which give a delightful south westerly outlook over farmland. Two wall mounted TV connections and separate access door to the Hallway.

### Utility Room 11'9" x 6'0" (3.59 x 1.85)

With worktop surface and space for a washing machine and dryer. Double glazed door to the rear paved patio.

### First Floor Landing

A very spacious area, large enough to give a Study area to the front, radiator. Double doors lead onto the Balcony which gives ample space to sit outside and enjoy the private views over farmland.

### Main Bedroom 23'7" maximum x 17'4" (7.19 maximum x 5.29)



A truly outstanding bedroom space having a 6 panel corner window to give the most panoramic south westerly outlook towards the mountains and Holyhead mountain. Two radiators, wall mounted TV connection.

**En Suite Wet Room 10'1" x 7'2" (3.08 x 2.19)**



Having two tone panelling to the walls in a marble and slate style finish and to match the flooring. The suite includes a level shower area with both a rainfall and hand held shower attachment, and with glazed shower screen, and recess shelves. Wall mounted wash basin with cupboards under, freestanding oval bath with floor mounted tap and hair shower, WC, towel radiator.

**Bedroom 2 25'11" x 19'6" (7.90 x 5.95)**



A very large Guest Bedroom with dual aspect windows, one being a double opening patio door with Juliette balcony. Two radiators, wall mounted TV connection.

**En Suite 11'8" x 5'9" (3.56 x 1.77)**



In a Wet Room style with wide level full width shower enclosure with rainfall and hand held shower attachment and recessed shelf. Wall mounted wash basin with integrated cupboards under, WC, tall towel radiator. Two tone marble and slate effect tiling, and to match the floor tiles.

**Bedroom 3 11'1" x 10'4" (3.38 x 3.15)**

With dual aspect windows to enjoy panoramic south westerly views over open open farmland. Radiator, wall mounted TV connection.

**Bedroom 4 11'1" x 10'3" (3.39 x 3.14)**

Also enjoying panoramic views to the side. Radiator, wall mounted TV connection.

**Family Bathroom 11'5" 8'3" (3.48 2.53)**



In a similar style to the en-suite bathrooms with dual tone wall panels in a slate and marble effect finish and to match the floor tiling. Spacious shower enclosure with both rainfall and hand held shower control, recessed shelf and shower screen. Freestanding "oval" bath with floor fixed tap and hair shower attachment. Wide wall mounted wash basin with a large touch screen mirror/light over and with cupboards under. WC, tall towel radiator.

## **Outside**

A private drive off the village road leads to a very spacious gravelled parking area, with ample room for several cars, motor home or caravan. To the south western side is a spacious paved patio area extending along the kitchen to the living room and with bi-folding door access off both rooms. This area is considered both sunny and private and adjoins open farmland. A pathway will extend to give access to a further rear patio area which also has direct access via the Utility Room.

The property is considered to have spacious grounds and a lawned garden will be laid to the southern side.

Interested persons should note that the Vendors are giving the option to purchase additional land if required.

## **Garage 19'5" x 16'11" (5.94 x 5.18)**

Having an electrically operated main access roller door as well as internal access from the house. Mains water, light and power points provided. The garage will contain the water tanks and controls of the Air Source Heat Pump

## **Services**

Mains water, and electricity. Newly installed private drainage system

Mitsubishi Air Source Heating system to serve the water and central heating.

## **Tenure**

The property is understood to be Freehold and this will be confirmed by the Vendors' conveyancer

## **Energy Efficiency**

A SAP rating will be provided on completion of the property

## **Council Tax**

Not yet assessed

## **Warranty**

A Council of Mortgage Lenders' approved Warranty will be issued on completion.

# Floor Plan



Total area: approx. 272.1 sq. metres (2928.8 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP  
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk <https://www.joan-hopkin.co.uk>