



Lon Clai

Red Wharf Bay, Pentraeth, LL75 8PZ

£950,000



An outstanding country residence, situated in a private rural setting, being a "stone's throw" from Red Wharf Bay, and enjoying panoramic sea views over the Bay from the front. Situated in about half acre of gardens, the property has been extended and modernised to a high standard, and has the additional benefit of a detached studio annex in the grounds. Another feature of the main house is the "Orangery" style living room to the rear with full length bi-folding doors to the rear garden and main patio.

The main house has two large reception rooms, a recently and fully fitted quality kitchen, two bathrooms and three double bedrooms. The Studio provides a bedroom, living room and shower room.

Large gardens of just over half an acre, propane gas central heating and double glazing.

Most worthy of inspection and sold with no onward chain.



Verandah Entrance

Also serving as a front patio area, having a stone flagged floor and over head down lights. Arched pvc entrance door and side panels lead to:

Reception Hall 17'11" x 8'0" (5.47 x 2.44)

Having a dark wood effect ceramic tiled floor. Victorian style wide circular metal staircase to the first floor, radiator, ceiling down lights.

Recessed area with coat hanging space, and access to a boiler room.

Lounge 28'3" x 12'8" (8.62 x 3.85)

A naturally light room with three windows in total to include a wide front bay window with sea views and rear four panel French style door to the rear garden.

Light marble fireplace surround with decorated tiled inlay and housing a living flame gas fire. Polished wood block flooring, coved ceiling with down lights, tv connection and 2 radiators.

Outstanding Kitchen 17'9" x 16'3" (5.40 x 4.96)

Having been recently fitted with an extensive range of base and wall units to four walls and to include a wide matching central island which also serves as a breakfast bar. The units are of solid timber construction in a medium dark stained finish with contrasting light grey wall units all with granite worktops to include the island. Fully fitted appliances by Siemens include an eye level oven and adjoining dual oven microwave below which is also a warming drawer, 5 ring ceramic induction hob and Siemens dishwasher. Adjacent to a second front external door is an utility area with a fitted washing machine and dryer. The comprehensive units include some glazed wall display units, deep pan drawers and carousel unit. Stone flagged floor, ceiling down lights and wide opening to:

Orangery Style Living Room 22'6" x 16'5" (6.84 x 5.00)

Again a naturally sunny room with a feature made of fully opening full length 8 panel bi folding door which opens to a spacious patio area and the main rear garden which has a sunny south westerly outlook. This natural daylight is complimented by a large apex roof light. Dark timber effect ceramic floor tiling, ceiling down lights and tv connection.

Bedroom 3 13'5" into bay x 12'4" (4.10 into bay x 3.77)

Having a wide front bow window with radiator under. Polished wood block floor covering, ceiling down lights.

Shower Room 9'1" x 6'8" (2.76 x 2.04)

Recently refitted and having contrasting floor and wall tiles. Walk in wide shower enclosure with twin head thermostatic shower control, wash basin in a contemporary vanity unit with mirror/light over and adjacent shaver connection. Wall mounted WC, tall chrome towel radiator, ceiling down lights.

First Floor Landing

Having a good sized store cupboard, radiator, fully glazed door to:-

Balcony

Being 5.5 meters long and with toughened glass and stainless steel surround to enjoy a truly panoramic sea views over the beach at Red Wharf Bay and adjoining farmland.

Bedroom 1 24'5" max x 12'7" (7.44 max x 3.84)

Having both front and rear aspect windows to enjoy delightful views over Red Wharf Bay to the front and the garden to the rear. Four eaves cupboards give excellent storage and wardrobe space. Two radiators, and wall lights.

Bedroom 2 24'5" max x 9'9" (7.44 max x 2.97)

Again with front and rear windows giving outstanding sea views. Two eaves storage wardrobes, two radiators.

Bathroom 2 9'8" x 8'4" average (2.94 x 2.55 average)

Having been refitted with a white suite comprising of a "P" shaped jacuzzi bath with fixed head rain shower over and curved shower screen. Oval wash basin in a contemporary vanity unit and wall fixed WC. Tall chrome towel radiator, shaver point, ceiling down lights and ceramic tiled floor.

Entrance

A gravelled drive off Lon Clai gives off road parking and turning area and access to a Car Port.

Adjacent is:-

Detached Studio Annex

Comprising of 3 rooms and with a ceramic tiled floor.

Living Room 11'6" x 10'1" (3.50 x 3.08)

With front room, former boiler cupboard.

Shower Room 6'3" x 6'3" (1.90 x 1.90)

Having a tiled shower cubicle with thermostatic shower control. Wash basin, WC

Bedroom 11'2" x 10'2" (3.41 x 3.09)

With front aspect window

Inserted room

Outside

In front of the house is a spacious lawned garden with flower/shrub borders and leading up to a large front paved patio giving ample space to sit outside to enjoy the morning sun.

Access from either side leads to a large rear garden which enjoys a sunny south westerly aspect and enjoys the sun for most of the day and for evening entertaining. This garden area enjoys excellent privacy from well established boundary hedging being surrounded on two sides by farmland. The garden is mostly lawn but with a wealth of flowers, shrubs and trees to include apple trees. Also included is a good sized timber garden shed.

Adjacent to the Orangery Living Room is a stone paved patio area with direct access from inside via the bi-folding doors to allow for al fresco entertaining.

Services

Mains water and electricity. Private drainage.

Propane gas central heating.

Security Alarm fitted.

Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax

Band E

Energy Certificate

Bryn Hyfryd House Band E

Annex Band G

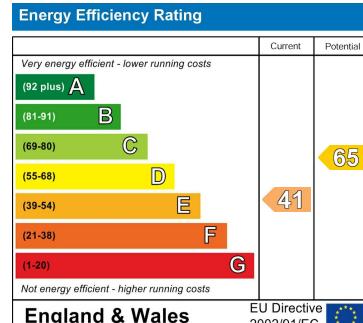
Area Map



Floor Plans



Energy Efficiency Graph



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