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Ty Mawr, Llanfihangel, Llanddona, Beaumaris, LL58 8YB
£535,000

A Grade 2 listed farmhouse sympathetically renovated & extended into former farm buildings, retaining many character features. Enjoying panoramic sea views extending to Point Lynas, over Puffin Island towards the Great Orme & Snowdonia Mountains. The property has a peaceful rural setting being close to St Michael's Church and with land extending to just under 2 acres. Briefly comprising:- 3 reception rooms, kitchen, utility, study, 4 bedrooms, 1 with dressing room & ensuite shower room, 2nd shower room & bathroom. Gardens, garage & ample parking area.



MISREPRESENTATION ACT 1967

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THE ACCOMMODATION AFFORDS:-

With UPVC double glazed entrance door and large side panel leading to enclosed front porch with slate flagged floor & double glazed sliding door to:-

Hallway

Being split level with stairs leading down to kitchen and up to master bedroom. Off the hall is a large walk in cloaks cupboard with shelving.

Shower Room

2.57m x 1.78m (8'5" x 5'10")

With fully tiled shower cubicle and thermostatic shower control, WC and wash hand basin, half timber panelled walls, radiator.

Farmhouse Kitchen

A very substantial room comprising of a large living and dining area.

Living Area

5.43m x 4.40m (17'10" x 14'5")

With fitted cupboards giving spacious storage areas together with separate cupboard housing Worcester oil fired condensing combi central heating boiler and ample space for large dining table. Two radiators, utility sink and worktop with space for washing machine and dryer under. Telephone connection point.

Kitchen

2.84m x 2.63m (9'4" x 8'8")

With an extensive range of modern Shaker style units in a light cream finish with contrasting worktop surface over and tiled surround incorporating three bowl sink unit under a large side aspect window giving fine sea views. Integrated ceramic cooking hob with concealed extractor over, eye level double oven. Recess for dishwasher and space for fridge and microwave.

Utility Porch

2.27m x 2.07m (7'5" x 6'9")

A spacious drying room with quarry tiled floor, space for freezer, large window and double glazed external door to garden.

Lounge

7.24m x 4.36m (23'9" x 14'4")

Incorporating a large sunroom with full length window frontage and double glazed external door, overlooking the garden and giving very fine sea views. Small inglenook fireplace with inset Morso multi fuel stove on a slate tiled hearth. Two radiators, four wall light points, display shelving, telephone connection point. Second staircase to the first floor.

Dining Room

5.40m x 4.63m (17'9" x 15'2")

Accessed by a five plank original timber door. This room is full of character to include inglenook fireplace with timber lintel over and stone inlay, exposed ceiling beams. Three windows give a fine outlook over the garden, two radiators, wall lights, staircase to first floor.

Bathroom

2.59m x 1.69m (8'6" x 5'7")

With white suite comprising of pine panelled spa bath with thermostatic shower over, wash hand basin inset in pine vanity unit with light over, WC, tiled floor and half tiled walls, radiator.

Study

2.76m x 2.58m (9'1" x 8'6")

With fitted desk and drawer units, wall shelving, radiator. Front aspect window overlooking the gardens.

FIRST FLOOR

Master Bedroom

4.83m x 4.00m (15'10" x 13'1")

With three windows two of which offer panoramic views of the Anglesey coastline and sea as well as St Michael's Church. Five wall light points, radiator.

Ensuite Shower Room

With fully tiled shower cubicle, wash hand basin inset in vanity unit with large wall mirror over, WC, towel radiator, two shaver points.

Dressing Room

4.38m x 2.61m (14'4" x 8'7")

Being a former bedroom with separate access, spacious fitted wardrobes with shelving. Radiator under side elevation window.

Bedroom 2

3.48m x 2.10m (11'5" x 6'11")

With front aspect window with radiator under.

SECOND LANDING

Bedroom 3

4.61m x 3.25m (15'1" x 10'8")

Incorporating the extended stepped stone of the inglenook fireplace in the dining room. Part exposed A frame, fitted mirror fronted wardrobes, wash hand basin inset in vanity unit, shaver point, two radiators.

Bedroom 4

4.58m x 2.81m (15'0" x 9'3")

With front and rear aspect windows, low ceiling with exposed roof beams. Wardrobe, shelving, radiator.

OUTSIDE

An adopted road leads to the property which extends to the rear of the house and offers a spacious gravelled parking and turning area. The drive continues to the side and leads to additional parking and an integral Garage.

Garage

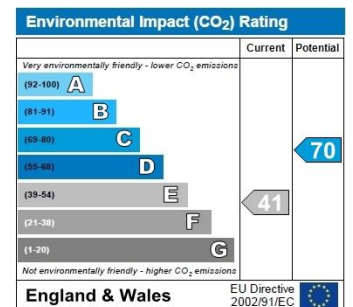
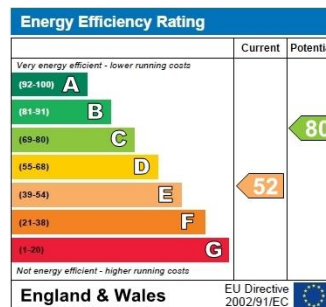
6.10m x 3.95m (20'0" x 13'0")

Considered suitable as a small workshop with power and light, roller door.

The Grounds

The grounds are a particular feature of the property and are estimated at just under two acres. They are presently laid out as well tended lawned gardens the remainder of which can easily be fenced off as a paddock and also includes a feature detached former Stable.

Table



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