

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



Apartment 3A Wern Hall, Wern Y Wylan, Llanddona, LL58 8TR
£115,000

A very well appointed and upgraded two bedroom apartment, in a rural location, yet being only a short walk to Red Wharf Bay and about four miles to the popular historic tourist town of Beaumaris. Wern Hall is a conversion of a former Music Hall built to serve the Wern y Wylan development at the inter war period. They are popular as holiday homes, but can be occupied on a permanent basis.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold. All prices quoted are subject to Owner's acceptance and to the property being unsold.

Apartment 3A Wern Hall, Wern Y Wylan, Llanddona, LL58 8TR

Ground Floor

Entrance Hall

Tiled and with a pvc double glazed entrance door. Private door to 3A with staircase to the first floor.

Landing

With electric meter.

Living Room

4.56 x 3.86 (15'0" x 12'8")

Having 2 roof lights and a dorma window to make this a light room and with distant glimpses of Red Wharf Bat. Fireplace feature (no flue), tv aerial connection, electric storage heater.

Kitchen/Breakfast Room

3.90 x 2.33 (12'10" x 7'8")

With a modern range of kitchen cupboards with worktop surfaces and part tiled surround to include a one and a half bowl stainless steel sink unit. Integrated electric hob with oven under, space for under counter fridge and freezer. Two rear aspect windows, ceiling spotlights.

Bathroom

2.91 x 1.77 (9'7" x 5'10")

With a modern style suite in white comprising of a pine panelled steel bath with Triton electric shower over, tiled surround and glazed shower screen. Wash hand basin with mirror and light/shaver point over, wc, electric towel radiator. Eaves cupboard with hot water cylinder and a velux window.

Inner Lobby

Bedroom 1

3.36 x 3.26 (11'0" x 10'8")

Two front aspect velux windows with glimpses of Red Wharf Bay, two wardrobes, with storage shelf over.

Bedroom 2

3.45 x 3.20 max (11'4" x 10'6" max)

With a fitted wardrobe and cupboard with storage shelf over, rear aspect window.

Outside

To the front of the hall is a large open tarmacadam area with parking rights owners and guest. To the side is a spacious open garden area, mostly laid to lawn, and with area to sit out and a clothes drying area.

Directions

From our Beaumaris office, drive past the Church in the Pentraeth direction. Continue out of the town, and at the top of the hill turn right signposted Llanddona. Continue along this road for two miles and as you come to the village, turn left at the junction just after the 30mph sign. Continue to the brow of the hill and continue straight ahead, until you start going down the hill with Red Wharf Bay in the distance. You will soon come to a collection of houses, and Wern Hall will be seen on the left hand side.

Services

Mains water and electricity. Private drainage.

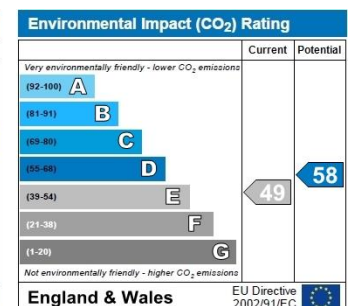
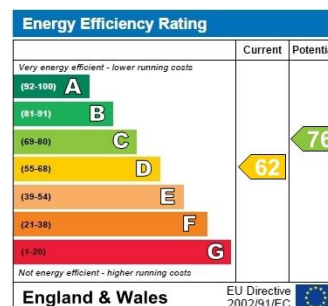
Tenure

Leasehold - 999 years from 1999 at ground rent of £1.00 per annum. Company formed by all flats owners to manage with annual charges at £600 a year to include building insurance and maintenance of communal path.

The lease does not allow commercial holiday letting.

Energy Performance Rating

Epc Band D



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