

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



Tan Lon, Llandegfan, LL59 5TH
£320,000

A charming 3 bedroom character cottage, situated in an approximately half an acre of gardens, and enjoying a lovely Southerly outlook to the rear with distant mountain views. This mostly stone built two storey cottage retains many older features and provides an excellent opportunity to develop the building to suit a buyers need given that the existing cottage is in need of modernisation.



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.

Tan Lon, Llandegfan, LL59 5TH

Side Porch

2.20 x 1.35 (7'3" x 4'5")

With glazed outside door, radiator, inner door to:

Hallway

Having an attractive woodblock floor, radiator, staircase to the first floor.

Bedroom 3/Study

3.38 x 3.211 (11'1" x 10'6")

Enjoying a lovely rear aspect over the gardens towards the mountains. Former fireplace opening, woodblock floor, radiator.

Living Room

3.84 x 3.48 (12'7" x 11'5")

Again with a fine Southerly outlook to the rear together with doorway to the rear garden, Rustic brick fireplace, radiator.

Sitting Room

3.57 x 3.41 (11'9" x 11'2")

With an original range style fireplace with slate hearth, vaulted ceiling, woodblock floor, radiator, telephone point, side window overlooking the garden. This room would be ideally suit to extend the existing kitchen.

Kitchen

3.80 x 2.02 (12'6" x 6'8")

With an older style range of kitchen cupboards to include a double drainer sink unit, radiator, shelving, double glazed pvc door to the front.

Walk In Pantry

1.82 x 1.66 (6'0" x 5'5")

With slate shelf.

First Floor Landing

Small Landing area.

Bedroom 1

3.86 x 3.51 (12'8" x 11'6")

With side aspect window, radiator.

Bedroom 2

3.38 x 2.50 (11'1" x 8'2")

Enjoying fine distant views of the mountains. Painted former fireplace surround, radiator.

Bathroom

2.46 x 1.48 (8'1" x 4'10")

With an older style suite in white comprising of a panelled steel bath with electric shower over, wash hand basin with mirror splashback, wc, radiator.

Outside

A tarmacadam drive gives open parking and turning area, leading to:

Detached Garage

6.06 x 2.94 (19'11" x 9'8")

With timber doors, power provided.

To the rear of the property is a good sized garden shed (The shanty) 6.36 x 3.32 with scope for conversion having been re roofed and with a partitioned cloakroom with wc, wash hand basin, radiator and a Worcester gas fired boiler.

The gardens to Tan Lon are a delight, found mostly to the rear of the house, but also to the side, having a predominately Southerly outlook towards mature trees and the distant mountains. These garden are mostly lawn, but have an array of shrubs and bushes and several mature trees. Also included is what is believed to be a former cottage and stables to one part of an adjoining Manor House. Included is a timber summer house and garden shed.

Clawback

The contract of sale will include a clause stating that if the garden is developed in the future, the present vendors will be entitled to 35% of the uplift in value. This will be effective for a period of 35 years from the completion date.

Directions

From Menai Bridge, drive towards Beaumaris out of the town. After crossing Cadnant Bridge, take the next left turning signposted Llandegfan. Proceed up Cichle Hill to the top and continue towards the village. Tan Lon will be seen a short distance on the right and you can park on a layby just before the cottage.

Services

All mains services. Gas fired central heating.

Tenure

Understood to be Freehold, conveyancer to confirm.

Energy Performance Rating

Epc Band

Council Tax Band

Band E

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