

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



## Plot At Brookfield, Llanddona, LL58 8TS £89,950

A very good sized and level building plot in a semi rural area, enjoying a southerly aspect to the front towards the Snowdonia Mountain range. The plot has direct road frontage of approximately 40 meters and a maximum depth of approximately 52 meters and the total is estimated at almost 0.4 acre.

The site has good access to the main water connection and sewer as well as electricity being either on site in the road.



MISREPRESENTATION ACT 1967

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All prices quoted are subject to Owner's acceptance and to the property being unsold.

# Plot At Brookfield, Llanddona, LL58 8TS

## Directions

On entering the village from the Beaumaris direction, pass the 30mph sign. After about 100 meters, turn right and Brookfield is the first house on the left ( painted cream). The plot is to the side of the house as shown on the plan.

## Planning Consent

Details planning consent was granted on the 18th November 2015 for the erection of a detached two storey dormer style house, together with a garage and a new access (Application No: 22 C225).

The approved plans allow for the following accommodation:

## Ground Floor

### Hallway

With cloak room/wc.

### Lounge

5.82 x 4.00 (19'1" x 13'1")

### Kitchen

4.00 x 4.00 (13'1" x 13'1")

With large opening to:-

### Dining Room

4.00 x 4.00 (13'1" x 13'1")

### Utility Room

4.00 x 2.56 (13'1" x 8'5")

### Bathroom

2.66 x 1.86 (8'9" x 6'1")

### Bedroom 4/Study

4.00 x 4.00 (13'1" x 13'1")

## First Floor Landing

With cupboard.

## Master Bedroom

5.30 x 4.00 (17'5" x 13'1")

With eaves wardrobe.

## Ensuite Shower Room

4.20 x 2.70 (13'9" x 8'10")

## Bedroom 2

5.80 x 4.00 (19'0" x 13'1")

## Bedroom 3

4.00 x 4.00 (13'1" x 13'1")

With eaves wardrobe.

## Bathroom

4.00 x 2.70 (13'1" x 8'10")

## Outside

Good sized plot estimated at 0.4 acre enjoying a fine rural and southerly outlook to the front towards the Snowdonia mountains.

## Services

Mains water, electricity and drainage on site or nearby for connection.

## Tenure

Understood to be Freehold.

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