



Plas Cymyran, Llanfair Yn Neubwll, LL65 3LF  
£799,000

PROPRIETOR: DAFYDD W ROWLANDS



**EGERTON ESTATES**

AVAILABLE DUE TO ILL HEALTH"

"A Landmark Waterfront Residence extending to the Shorelines of the Cymyran Strait and Rhosneigr Bay". Enjoying one of the finest seaside locations on the west coast of Anglesey, the sale of Plas Cymyran provides a superb opportunity to acquire a landmark marine residence to include a detached annexe\cottage and its own harbour. Built in 1889 by renowned London Architect and Academy painter Hugh Wilkinson.

### **Plas Cymyran**

A substantial detached four bedroom house comprising of a :

Ground Floor

Vestibule

Hallway

Lounge 6.95 (into bay) x 4.96

Dining Room 5.82 x 4.39

Library 3.88 x 3.09

Kitchen 3.87 x 3.09

Utility Room 3.88 x 2.75

Bedroom 1 4.25 x 3.86

Bedroom 2 4.36 x 3.63

Bathroom 3.32 x 3.26

First Floor

Landing

### **Gun Room**

A detached two bedroom cottage/annexe comprising of a :

Hall 2.23 x 1.92

Living Room 4.95 x 3.98

Kitchen 3.95 x 3.04

Bathroom 2.51 x 1.94

First Floor Landing 5.16 x 2.11

Bedroom 1 5.18 x 2.87

Bedroom 2 3.02 x 2.97

The property was originally built as a Shooting Lodge with a detached annexe serving as the Gun and Dining Rooms. It enjoys panoramic Southerly view over the three mile beach, towards Rhosneigr, all under the backdrop of the Snowdonia mountains. At low tide, remnants of the famous china tea clipper the Norman Court can be seen, and the timbers from this ship have been used in both the main house and annexe.

### **Outside**

The property is positioned within its own spacious grounds laid to lawn, to include a detached garage and coal area. A special feature of this property is the stone built harbour which gives direct access to the island sea, and is suitable for mooring for two boats.

### **Viewing**

Viewing strictly by appointment with

Joan Hopkin Estate Agent 01248 810847

### **Council Tax Band**

Band G

### **Energy Performance Rating**

Plas Cymyran Epc Band G (10/67)

Gun Room/Annexe Epc Band G (1/72)

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP  
Tel:01248 810847 | Fax:  
dafydd@joan-hopkin.co.uk  
www.joan-hopkin.co.uk

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