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Ty'r Ardd, Beach Road, Pentraeth, LL75 8YG

£327,500

A spacious character detached stone built former Gardener's cottage, considerably extended to give four bedroom family accommodation and situated within spacious and private gardens. Located within a short walk of the sea at Red Wharf Bay, the property could also be considered as a fantastic holiday let. Benefiting from double glazing, the cottage has an oil central heating system and a wood burning stove in the lounge. There is ample off road parking and a detached garage. Early viewing highly recommended.



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.

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Porch

Having a double glazed front door and tiled floor as well as coat hanging space. Original wide hardwood inner door to:

Hallway

With a stair case to the first floor and storage area under, radiator, inner hall area.

Lounge

5.18 x 3.93 (17'0" x 12'11")

A naturally light room with a double corner window which gives a private view over the rear garden complemented by a double glazed door with side panels which leads out to the rear patio. York stone style fireplace surround and hearth housing a multifuel stove. Beamed ceiling and dado rail, radiator and tv connection.

Kitchen/Dining Room

4.81 x 3.65 (15'9" x 12'0")

Having an extensive range of base and wall units in a cream timber finish with contrasting worktop surfaces and tiled surround. Integrated Hotpoint eye level double oven and electric hob with concealed extractor over. 1.5 bowl stainless steel sink unit under a rear aspect window with extending chrome monobloc tap. Fittings available include a washing machine, dishwasher and fridge/freezer. Ample space in the centre of the room for a 6 person dining table. Ceramic tiled floor, radiator, double glazed outside door.

Bedroom 1

4.01 x 3.51 (13'2" x 11'6")

Having a rear aspect window over the rear garden with radiator under.

En Suite Shower Room

With fully tiled walls and floor and a modern white suite comprising of a shower cubicle with twin head thermostatic shower and glazed door. WC wash hand basin and extractor fan.

Family Shower Room

2.49 x 2.29 (8'2" x 7'6")

Having a suite in white comprising of a "double" shower enclosure with Mira twin head shower attachment and glazed door. Wash hand basin with mirror front cabinet over and electric shaver point. WC tiled floor and half height timber panelled walls. Radiator.

Bedroom 2

3.70 x 3.39 (12'2" x 11'1")

With dual aspect windows, ceiling beams and radiator.

First Floor Landing

With rear aspect window.

Bedroom 3

3.46 x 2.38 (11'4" x 7'10")

With dual aspect windows one with an apex style top and the other overlooking the rear garden. Radiator.

Bedroom 4

2.40 x 2.28 (7'10" x 7'6")

Currently housing bunk beds and with a front aspect window, radiator.

Outside

A shared drive leads up to the property with a concreted parking area for several cars and also access to the garage. A feature of the cottage are the spacious and private gardens which are found mostly to the rear, being largely lawn but with a variety of shrubs and bushes to include apple trees. The main patio area is to the side of the house being paved and to include a covered four person Hot Tub. There is a further paved patio directly off the lounge together with a further timber decked patio to the side giving the option to enjoy the sun for most of the day. Also included is a secure fish pond and a timber garden shed.

Services

Mains water, electricity and drainage.

Oil fired central heating system with a recently installed boiler located in an outside boiler room.

Tenure

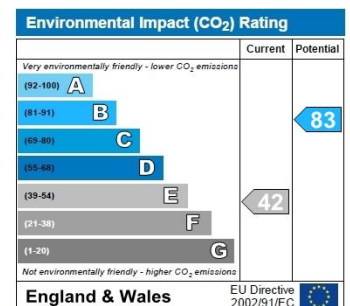
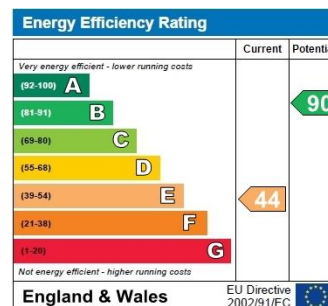
Understood to be freehold which will be confirmed by the vendors conveyancer

Energy Performance Rating

Epc Band F

Agent's Notes

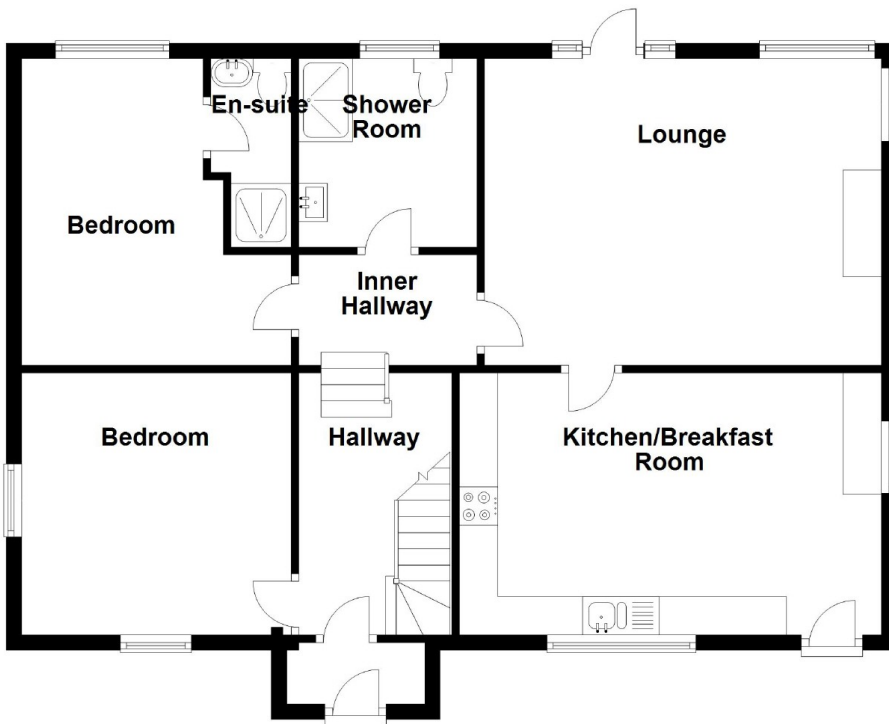
The property has previously traded as a successful holiday let. The majority of the fittings relevant to this business can be made available by negotiation.



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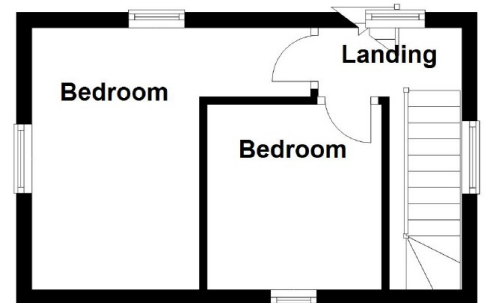
Ground Floor

Approx. 87.7 sq. metres (943.5 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.2 sq. feet)

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