



Cae Chwarel, Llansadwrn, LL59 5SW

Price Guide £1,250,000



A superbly appointed detached 4/5 bedroom residence set in over 10 acres of land enjoying a slightly elevated position to enjoy panoramic all round views towards Pentraeth Forest, westwards to the Rival mountains and south towards the Snowdonia mountain ranges to include Snowdon itself. Situated on the site of a former stone cottage, the house was rebuilt circa 2002 and has been significantly extended in 2015 to provide spacious and contemporary accommodation in this popular and sought after rural area, yet only 3 miles to the seaside town of Beaumaris, and 5 miles to Menai Bridge. The spacious accommodation affords a large hall, 30 foot lounge with balcony, open plan recently fitted kitchen/breakfast room with utility off, TV room, dining room and living room with vaulted apex window. A total of 4 bedrooms, 3 being en suite and family bathroom. Sweeping drive leads to a spacious open parking area with triple garage, and access to the 10 acres which surrounds the house to give excellent privacy and to include a recently built agricultural; shed. Most worthy of internal inspection to appreciate the quality of accommodation and fine location.

#### **Open Porch**

2.52 x 1.95 (8'3" x 6'5")

Having a stone flagged floor, double glazed entrance door to:

#### **Reception Hall**

A spacious reception area with vaulted ceiling and exposed roof beams. Ceramic tiled floor, and leads to a Side Porch which houses the oil fired central heating boiler and with outside door.

#### **Lounge**

9.37 x 5.11 (30'9" x 16'9")

A superb open plan living area, being naturally light with both side and velux windows, as well as having a four panel double glazed window incorporating double opening doors, leading onto a stone paved balcony from which there are panoramic rural views towards Pentraeth forest and side views towards the Rival mountains. Vaulted ceiling with exposed roof beams, corner wood burning stove standing on a wide slate hearth.

#### **Kitchen/Breakfast Room**

5.86 x 5.06 (19'3" x 16'7")

Having an extensive range of fitted base and wall units by Wren in a light buttermilk laminate finish with contrasting cosmic black granite worktop surfaces, with tiled surround. Matching "island" with integral sink unit, Gorenje dishwasher, and deep pan drawers. Other integrated appliances include an AEG 5 ring induction hob with concealed extractor over, and AEG eye level double oven, together with a glass fronted drinks fridge. Four panel rear aspect window with double opening doors onto a paved patio area and two further side aspect windows. Ceramic tiled floor, ceiling downlighters, tv and telephone connections, and ample space for a breakfast table. Double opening timber doors to:

#### **Utility Room**

3.40 x 2.53 (11'2" x 8'4")

A good sized working area with ample base and wall kitchen cupboards with worktop surfaces and ceramic sink unit. Space for a washing machine and dryer and also available separately is a 7 ring Cookmaster gas range with extractor canopy over. Tiled floor.

#### **Snug/Bedroom 5**

4.13 x 3.11 (13'7" x 10'2")

With sky tv connection.

A split level extension was built in 2015, accessed directly off the reception hall, and with double opening glazed doors to:

#### **Dining Area**

4.04 x 3.91 (13'3" x 12'10")

Having a glazed balcony style divide looking down at the living room, and with a vaulted ceiling with velux rooflights and tiled floor. Steps down to:

#### **Living Room**

5.44 x 3.86 (17'10" x 12'8")

Having a full height apex window giving excellent natural daylight and and delightful rural views over the rear gardens. Double opening doors leads onto an adjoining outside paved patio, light grey timber laminate flooring, tv connection.

#### **Family Bathroom**

3.35 x 2.47 (11'0" x 8'1")

Having matching floor and fully tiled walls and with a modern white suite comprising of a freestanding bath within a timber support frame. Wash basin under a large wall mirror with light, WC. Chrome towel radiator and ceiling downlighters.

#### **Principal Bedroom**

4.57 x 3.87 (15'0" x 12'8")

Having four dual aspect windows and giving fine south westerly views towards the mountains. Walk in Wardrobe 3.80 x 1.58 with fitted drawers and extensive hanging space.

#### **En Suite Shower Room**

2.08 x 1.99 (6'10" x 6'6")

To include a spacious shower cubicle with spray jet shower control, wash basin under a large wall mirror with light over. WC. Towel radiator, ceiling downlighters.

#### **Inner Corridor**

Leading to a further three bedrooms.

#### **Bedroom 2**

3.38 x 2.96 (11'1" x 9'9")

With rear aspect window with views.

#### **En Suite Shower Room**

1.95 x 1.59 (6'5" x 5'3")

With a corner shower cubicle with electric shower control. Glass mounted wash basin, WC. Part tiled walls and tiled floor, chrome towel radiator.

#### **Bedroom 3**

3.89 x 2.82 (12'9" x 9'3")

With side aspect window giving fine mountain views

#### **En Suite Shower Room**

1.96 x 1.60 (6'5" x 5'3")

Having a corner shower cubicle with electric shower control, wash basin with mirror and light over, WC. Tiled floor and half tiled walls, chrome towel radiator.

#### **Bedroom 4**

3.87 x 2.83 (12'8" x 9'3")

With side aspect window giving panoramic distant mountain views.

#### **Outside**

Electronically controlled security gates lead to a sweeping gravelled drive which leads up to the house which is well set back from the road. Large open parking area which also gives access to the Triple Garage. The grounds completely surround the house to give excellent privacy, with a paved patio to the rear with access off both the kitchen and living room. The land is mostly well tended grassland with a ranch style fence to the front field, part of which has been planted with trees and a pond. The slightly elevated position of the house ensures panoramic views from the Pentraeth forest southwards towards the Rival and Snowdonia mountain ranges.

#### **Triple Garage**

9.45 x 6.00 (31'0" x 19'8")

With ample power points and lighting provided and part with a floored attic for storage.

#### **Stable/Machinery Shed**

10.00 x 7.00 (32'10" x 23'0")

Being recently built with high electric roller security doors, power and light and gallery storage area.

#### **Services**

Mains water and electricity. Private drainage.

Oil fired underfloor heating but radiators provided to the bathrooms.

Solid oak internal doors and full pvc double glazed windows and doors.

#### **Energy Certificate**

Band C

#### **Council Tax**

Band H

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



Total area: approx. 383.9 sq. metres (4132.5 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

**Cae Chrawel, Llansadwrn**

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