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## Llys Y Graig, Lon Y Traeth, Pentraeth, LL75 8YG

**£650,000**

A substantial and imposing five bedroom house being part of the former Tan y Graig Hall, situated in an unspoilt coastal area in an area of outstanding natural beauty, being a five minute walk to the beach at Red Wharf Bay, and less than a mile to the village of Pentraeth, five miles to the town of Beaumaris and a fifteen minute drive to the A55. Tan y Graig Hall dates back to the circa 1875, and has been subsequently converted into five main dwellings. This property comprises of the front part of the original Manor House and as a result has rooms that epitomise the character of the building such as the detailing to the main lounge ceiling. The 5 bedroom accommodation is currently used as holiday accommodation, being able to accommodate up to 11 persons, and includes ample private parking and spacious gardens.



MISREPRESENTATION ACT 1967

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## Entrance Hall

Having a timber front door and glazed side panel. Stained original floorboards that extend into the lounge, radiator

## Lounge

6.89 x 5.49 (22'7" x 18'0")

A delightful living area with a special feature of a high (12 feet) ceiling with ornate octagonal pattern detailing and ornate gold painted cornices, as well as distinctive wall panelling with wall lights. Carved timber fireplace surround with slate inlay. Two double glazed front aspect windows with radiators under and a further two radiators provided. Exposed stained timber floorboards, recessed display shelving, tv connection. Large walk in store cupboard off.

## Inner Hall

Having the staircase to the first floor with understairs cupboard. Radiator.

## Dining Room

4.01 x 3.65 (13'2" x 12'0")

Presently having two dining tables with capacity to sit 12 persons. High ceiling, light laminate floor covering, radiator. Door to Utility Store 3.69 x 1.29 with wall shelving and presently housing a freezer.

## Kitchen

3.67 x 2.38 (12'0" x 7'10")

Having a good range of oak style base and wall units with worktop surfaces

and fully tiled walls as well as a ceramic tiled floor. Integrated ceramic hob with concealed extractor over and Neff eye level oven. Integrated fridge and recess for a dish washer. Stainless steel sink unit and wine rack.

## Utility Room

3.09 x 1.83 (10'2" x 6'0")

Having mostly tiled walls and ceramic tiled floor, and with base and wall storage cupboards and worktop surface to include a stainless steel sink unit. Door to a rear courtyard.

## Inner Hall

## Bedroom 4

4.28 x 3.07 (into bay) (14'1" x 10'1")

Having dual aspect windows with shutters, radiator.

## Bedroom 5

4.09 x 2.52 (13'5" x 8'3")

With dual aspect windows, radiator.

## Bathroom 2

2.59 x 1.73 (8'6" x 5'8")

Having a suite comprising of a panelled bath with Aqualisa thermostatic shower over and glazed shower screen. Wash basin, WC, fully tiled walls, radiator.

## First floor split level Landing

## Bedroom 1

5.47 x 4.23 (17'11" x 13'11")

Having two front aspect windows and



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3 radiators. Wash hand basin.

## Bedroom 2

4.09 x 2.44 (13'5" x 8'0")

Having a wash hand basin with shelving and mirror over. Side window with shutter and radiator under.

## Bedroom 3

4.01 x 3.90 (13'2" x 12'10")

With a walk in bay window seating area with radiator, and further radiator. Built in wardrobes.

## En Suite

Having fully tiled walls and a modern suite comprising of a wide shower cubicle with glazed doors. Wash basin with mirror over, WC, chrome towel radiator, ceiling downlighters.

## Bathroom 1

5.41 x 1.92 (max) (17'9" x 6'4" (max))

To incorporate a modern suite comprising of a "P" shaped bath with mixer shower attachment and glazed shower screen. Wash basin, WC, radiator, cupboard.

## Outside

A shared right of way lane leads up to a spacious gravelled open parking area for several cars.

On the same level are double gates that lead to a spacious lawned garden enjoying a good deal of privacy with mature hedging. A few steps up lead to

a large recently concreted patio/bbq area, presently having several outdoor seating benches. Further area of untended area which could allow an extension to the garden.

Off the Utility Room is a secure rear courtyard which leads to a spacious Garden Room, which houses a modern Worcester oil fired central heating boiler and with room for garden storage. Adjoining outside WC.

## Services

Mains water, drainage and electricity. Oil fired central heating.

## Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

## Rateable Value

As the property is used as a holiday let it has a commercial rateable value of £7,200, and currently benefits from the Small Business Relief scheme.

## Energy Efficiency.

Band F

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