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3 Tai Newydd, Carmel, Llanerchymedd, Anglesey LL71 7DG • £147,000

Watch the sun rise over the magnificent Snowdonia mountains from your bedroom patio doors!

- Modern Detached Family Residence
- 3 Double Bedroom & Bathroom
- Sizeable Lounge & Dining Kitchen
- Useful Utility/Fitted Cloakroom
- 3 Sets Of Patio Doors (Inc. Juliet Balcony Balustrade)
- Fantastic Position With Far Reaching Views
- LPG Gas Central Heating
- uPVC Double Glazing
- Gardens & Off Road Parking
- With Easy Access To The A55 Expressway



3 Tai Newydd, Carmel, Llanerchymedd, Anglesey, North Wales LL71 7DG



Description

3 Tai Newydd is a modern family sized Detached House built some 5 years ago in the rural hamlet of Carmel with a fabulous south easterly aspect and far reaching open views towards the mountains of Snowdonia on the mainland. The accommodation comprises: Main Reception Room with external double patio doors and further double doors to the Dining Kitchen creating a real sense of space and a light and bright feel. The kitchen has a quarry tiled floor, a built-in 'Zanussi' gas hob, oven and extractor hood and timber stable doors which open to the side. Just off is a Utility Room with plumbing for white goods. The first floor offers 3 Double Bedrooms with the main bedroom being especially spacious with double patio doors and a Juliet balcony balustrade to enjoy the wonderful views together with a family Bathroom. There's garden space to front and rear and ample off road parking. The property benefits from LPG gas central heating and uPVC double glazing throughout.



Location

The hamlet of Carmel is situated centrally on the Isle of Anglesey approximately 1½ miles from the village of Llanerchymedd. Carmel is in a slightly elevated position allowing for exceptional open views to the south over the unspoilt Anglesey countryside to the magnificent Snowdonia mountain range on the mainland. Situated on the B5112, this allows quick and easy access to the main A55 expressway (Junction 5) which traverses the island making commuting easy. Local amenities can be found at Llanerchymedd which has a convenience store/post office, fish & chip shop, 2 public houses and a primary school whilst also being on a bus route. The larger market town of Llangefni lies roughly 7 miles away where you will find bustling trade by way of a number of independent shops, retailers and supermarkets together with primary schools, a secondary school, college facilities and an industrial park. Anglesey is a rich and fertile island with a renowned coastline including wide sandy beaches and staggering cliffs - over 120 miles of coastal pathways to enjoy!



Property Features

Lounge: 15' 10" X 20' 5" (4.83m X 6.23m)

Dining Kitchen: 11' 2" Widening To 15' 4" X 20' 5" (3.42m Widening To 4.68m X 6.24m)

Utility/Wc: 7' 6" Max X 8' 2" Max (2.30m Max X 2.50m Max)

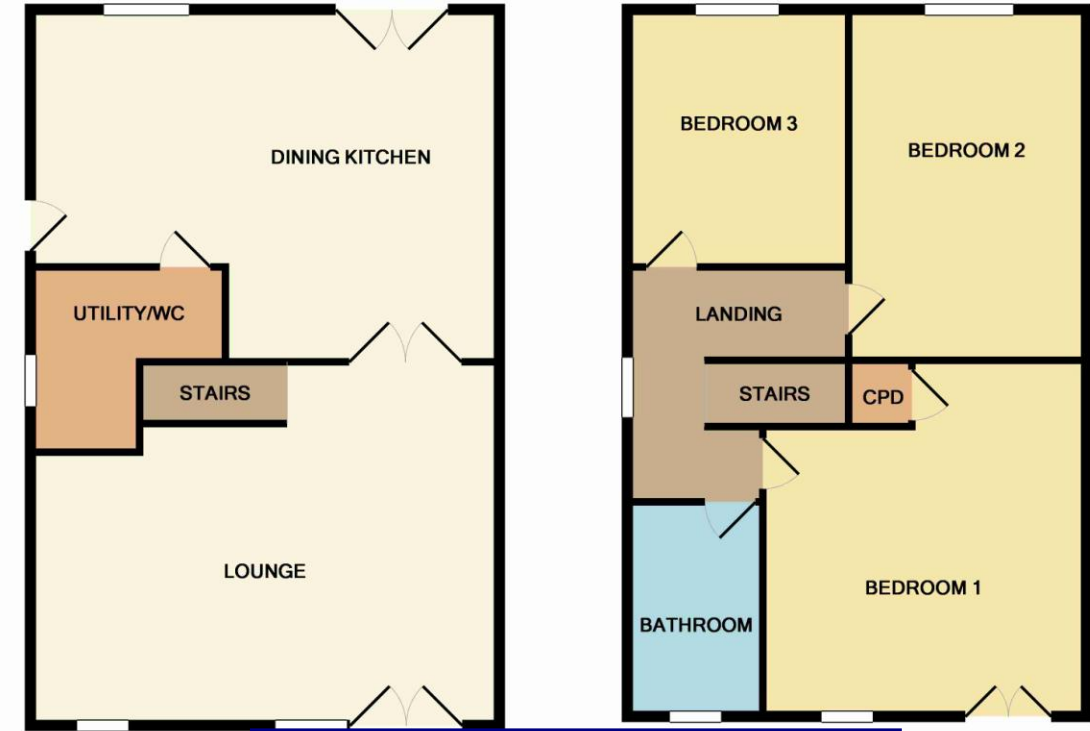
Landing

Bedroom 1: 12' 7" Min 15' 6" Max X 7' 6" Min 14' 1" Max (3.85m Min 4.73m Max X 2.31m Min 4.30m Max)

Bedroom 2: 15' 3" X 10' 4" (4.66m X 3.15m)

Bedroom 3: 11' 3" X 9' 9" (3.43m X 2.99m)

Bathroom: 9' 4" X 5' 10" (2.86m X 1.79m)



Total Approx Floor Area – 1254ft² (116.5m²)

Outside

The property has gardens to front and rear. To the front is a slate gravelled off road parking area and a wide paved patio which is an ideal location to enjoy the open views. A privet hedge lines one border. Pathways to either side lead to the private rear garden which again is laid with slate gravel.

Directions

From Llangefni, follow the B5109 in a north westerly direction passing through the villages of Bodfordd and Llynfaes. On reaching the crossroads in Trefor, turn right onto the B5112 towards Llanerchymedd. Follow the road for approximately 1½ miles into the centre of Carmel where you will find the property located on the left hand side, set back slightly from the road.

Services

We are informed by the seller this property benefits from Mains Water and Electricity. Council Septic Tank.

Heating

LPG gas fired central heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Last Update: 12th September 2013

Viewing By Appointment:

Tel: 01248 723322

Email: llangefni@dafyddhardy.co.uk

Energy Performance Certificate

3 Tai Newydd,
Carmel,
LLANERCHYMEDD,
LL71 7DG

Dwelling type: Detached house
Date of assessment: 14 August 2009
Date of certificate: 14 August 2009
Reference number: 9348-8037-8298-6361-1070
Total floor area: 122 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E	48	52	E	68	71
F			F		
G			G		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	168 kWh/m ² per year	152 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	3.7 tonnes per year
Lighting	£114 per year	£85 per year
Heating	£820 per year	£707 per year
Hot water	£339 per year	£319 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 612 012 or visit www.energysavingtrust.org.uk/myhome