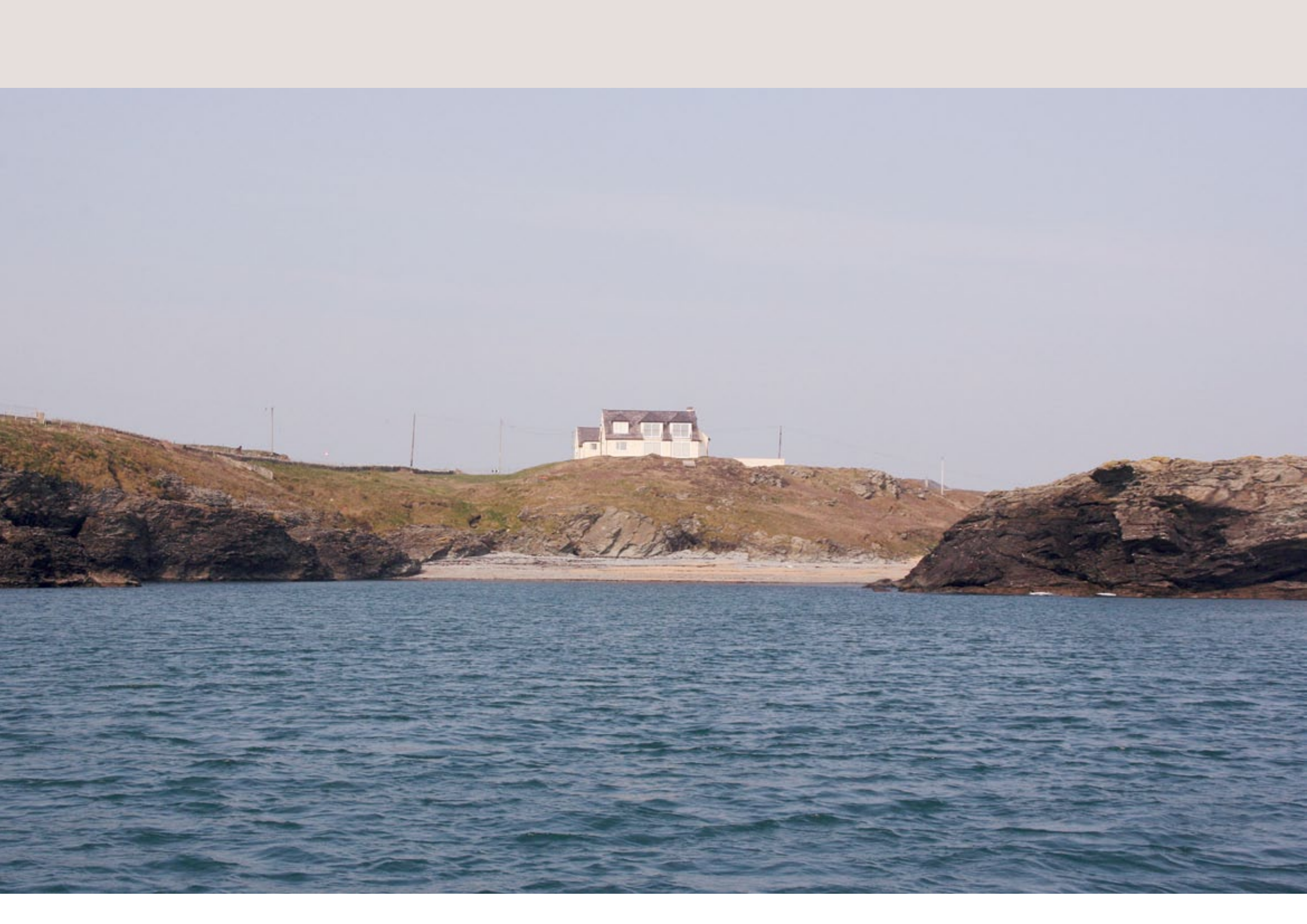




Moryn

TREARDDUR BAY, ANGLESEY





An impressive seaside property restored to an exacting standard and occupying a wonderful location with its own private beach and superb views

Accommodation in Brief

- Entrance Hall; Fitted Kitchen/Breakfast Room; Sitting Room/Dining Room; Study/Bedroom 4; Cloakroom.
- 3 Double Bedroom suites with en-suite Bath or Shower Rooms.
- Garden Store; Double Garage; Extensive parking; Gardens and grounds with frontage to a sandy beach.
- In all approximately 2.2 acres. (.89 ha)



Description

Moryn occupies an enviable location on the west coast of Anglesey a mile or so from the popular village of Trearddur Bay. It benefits from an elevated headland setting and has commanding views along the coast and out to sea. In recent years the property has been transformed by the present owner and is now a most impressive marine residence with direct access to the beach.

Moryn is believed to date from the 1930s and is constructed of brick with cream painted roughcast rendered elevations under a slate roof, benefitting from oil fired central heating. It provides adaptable and well proportioned accommodation arranged over two floors and suitable either as a permanent residence or for holiday use.

The interior has been appointed to a high specification with extensive use of granite, limestone and Fired Earth tiles, high quality kitchen and bathroom fittings, a new central heating system and electrically operated Silent Gliss curtain rails. The sitting room has a surround sound music system and along with all the bedrooms is also wired for satellite TV.

The entrance hall with turned staircase gives access to the kitchen/breakfast room which has been comprehensively fitted with a range of wall and floor units beneath polished granite work surfaces and with an integral Belling dishwasher, Neff oven and microwave, Bosch fridge freezer and plumbing for washing machine and tumble dryer. There is a central island unit with cupboards and drawers and an integral Neff induction five ring hob unit beneath extractor hood.





Location

The nearby village of Trearddur Bay provides local services for everyday needs with a Spa, post office and choice of pubs, restaurants and hotels. Holyhead is 3 miles away with a retail park including several supermarkets and a range of shops. On the recreational front the island is known for its scenic coastline and numerous sandy beaches. There is excellent walking both inland and along the Anglesey Coastal Path, riding stables close to Moryn, a sailing club in Trearddur Bay, marina at Holyhead and several golf courses within close proximity.



The principal reception room is across the front of the house and incorporates both seating and dining areas. The room takes full advantage of the wonderful views over the beach and out to sea and there are three sets of glazed sliding doors and feature electric fireplace. The remainder of the ground floor comprises an extremely useful study/4th bedroom, cloakroom and double bedroom suite with fitted wardrobes and en-suite shower room.

The first floor accommodation comprises two bedroom suites, the master bedroom being particularly impressive with extensive range of fitted wardrobes in contemporary American walnut and two pairs of glazed sliding doors to Juliette balconies. The en-suite bathroom is large and incorporates high quality sanitary ware, a walk-in wet room and designer sink on Welsh slate slab.



Communications

Despite its rural location Moryn benefits from excellent road communications being within 2 miles of the A55 expressway facilitating easy access across Anglesey and the North Wales coast to Cheshire and linking with the national motorway network. For travel further afield there is a direct rail service from Holyhead to London Euston and daily ferry service to Dun Laoghaire.

- A55 2 miles
 - Holyhead 2 1/2 miles
 - Bangor 27 miles
 - Chester 85 miles
- (distances approximate)



Outside

The property is approached through electrically operated wrought iron entrance gates and over a gravelled drive to a parking area on the north east front. The house sits centrally within its plot with lawned gardens flanking either side of the drive and Indian flagged terraces to the south and west overlooking the sea. The remainder comprises headland with areas of grass, heather and rock outcrop and there is a path leading down to its own private beach.

Property Information

Address: Moryn, Lon Isallt, Trearddur Bay, Anglesey LL65 2UT

Services: Oil fired central heating. Mains water and electricity. Private tank drainage (septic tank).

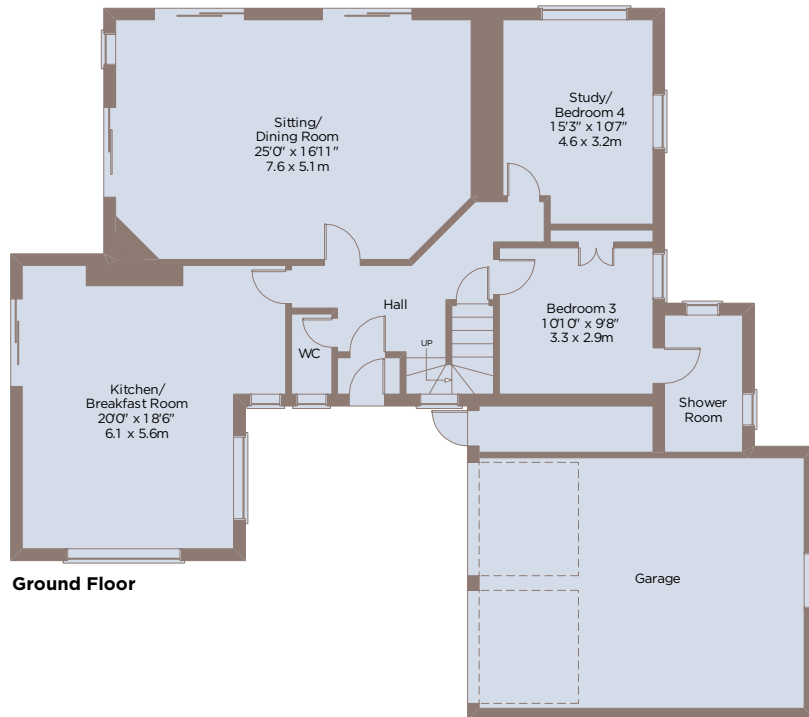
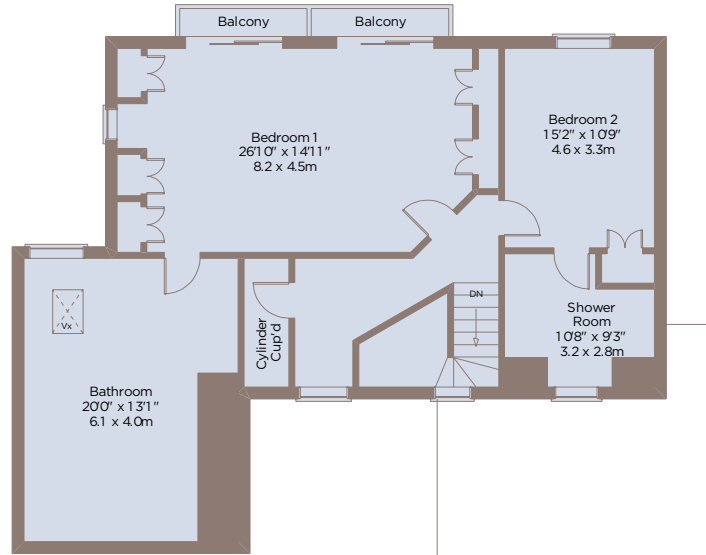
Local Authority: Ynys Mon County Council.

Tel: 01248 750057

Tax Band G - £2052.36 payable 2014/15.

Viewing: Only by appointment with Jackson-Stops & Staff Chester office.

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Most energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 40 | 48 |
| (21-38) | F | | |
| (1-20) | G | | |
| Least energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Directions

To reach the property, proceed into Trearddur Bay from Holyhead turning right into Lon Isallt. Continue along Lon Isallt passing the RNLI on the left and Trearddur Bay Hotel on the right. Continue for a further 1/2 of a mile when the drive for Moryn will be seen on the left hand side having passed the edge of Holyhead golf course on the right.





Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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