

1 Tirionfa Trearddur Bay, Anglesey



Jackson-Stops
& Staff



People **Property** Places



An attractive and well appointed 6 bed roomed semi-detached house occupying a convenient location within walking distance of the beach and village amenities.

Accommodation in Brief

- Entrance Hall; Sitting Room; Fitted Kitchen with Breakfast area; side Porch; Utility; Separate W.C;
- 4 First floor Double Bedrooms; Bathroom; Shower Room;
- 2 Second floor Bedrooms; Shower Room;
- Single Garage; Parking; Gardens.



Description

Tirionfa is an attractive period house which likely dates from the late 19th century and is most probably constructed of stone with painted rough cast rendered elevations under a slate roof, with sash windows and high chimney stacks. Number 1 has the original front façade and forms the principal part of the building. In recent years it has been subject to a comprehensive scheme of renovation by the present owner, the improvement works to include upgrading of the wiring and plumbing, re-slating of the roof, new kitchen and bathrooms, a comprehensive cosmetic interior overhaul and last year conversion of the loft space to provide additional living accommodation with 2 bedrooms and a shower room. The house now provides spacious and well appointed accommodation ideally suited for family living be it as a permanent residence or alternatively for holiday use.

Steps lead up to the porch and the front door opens into the entrance hall which has an impressive turned staircase to the first floor galleried landing. Off the hall is the sitting room which has an open fireplace and bay window overlooking the garden, and on the other side of the hall is the kitchen/breakfast room which too has a bay window with bench seating. The room has Karndean flooring and there is plenty of space for a dining table and chairs and sofa. At the working end is a range of fitted kitchen units to include cupboards and drawers beneath matt granite work surfaces, integrated fridge/freezer, a Rangemaster cooker with double ovens, grill and halogen hob and a central island with further cupboards, integrated dishwasher, Belfast style sink unit with mixer tap and granite work surface with breakfast bar. Off the kitchen is a useful porch with side door to outside. At the rear of the hall is a useful utility with further storage space and sink, and off which is separate cloakroom with W.C., also housing a wall mounted gas fired boiler.



At first floor level there are 4 double bedrooms, a family bathroom with w.c. and a separate shower room. The two main bedrooms at the front of the house both have an open aspect over the village and to the sea and one has a separate hand basin. Stairs lead from the landing to the second floor which has recently been converted to provide 2 further attic bedrooms both with Velux windows and there is a separate shower room with w.c.

Location

1 Tirionfa is situated on the west coast of Anglesey in the popular village of Trearddur Bay and occupies an extremely private position yet is only a short walk from the beach and village amenities which include a local shop, a Spar and various pubs and restaurants notably the Seacroft. There is a choice of supermarkets and



department stores on the edge of Holyhead which is approximately 2 miles away and larger retail parks are at Bangor and Llandudno.

This side of the island has a particularly scenic coastline with numerous sandy beaches. There is a popular sailing club in the village which has a busy sporting and social calendar particularly during August and there is excellent sailing, fishing and general boating all around the local coast with both private and public slipways close to Tirionfa from which to launch a boat. Other recreational facilities nearby include an outward bound center which runs various courses to include canoeing, kayaking and coasteering, motor racing at Ty Croes, golf at Holyhead and excellent wind surfing in nearby Rhosneigr.

There is also a marina at Holyhead for anyone wishing to accommodate a larger boat nearby and excellent walking along the Anglesey Coastal Path including Holyhead Mountain and South Stack.



garage with an up and over door and is served with light and power.

The main garden is to the south of the house and is terraced with a level area of lawn immediately next to the house and lower areas sheltered by a mature horse chestnut tree. The gardens enjoy plenty of light being south west facing and there is a flight of stone steps which leads down to the lower boundary wall with pedestrian gate onto the lane.

Directions

To reach the property from the direction of Holyhead proceed towards Trearddur and on coming down the hill into the village, the entrance for Tirionfa with black wrought iron entrance gates will be seen on the left hand side a short distance before the Bay Cafe.

Property Information

Address: 1 Tirionfa, Lon St. Ffraid, Trearddur Bay, Anglesey LL65 2UB

Services: All main services are connected, broadband connection available

Local Authority: Ynys Mon County Council.
Tel: 01248 750057

Tax Band E - £1572.53 payable 2015/16

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

For travel, the area is well served by road being within a short distance of the A55 Expressway which facilitates fast access across the North Wales coast to Cheshire and linking with the national motorway network. There is also a direct rail service from Holyhead to London Euston which passes through Chester and Crewe.

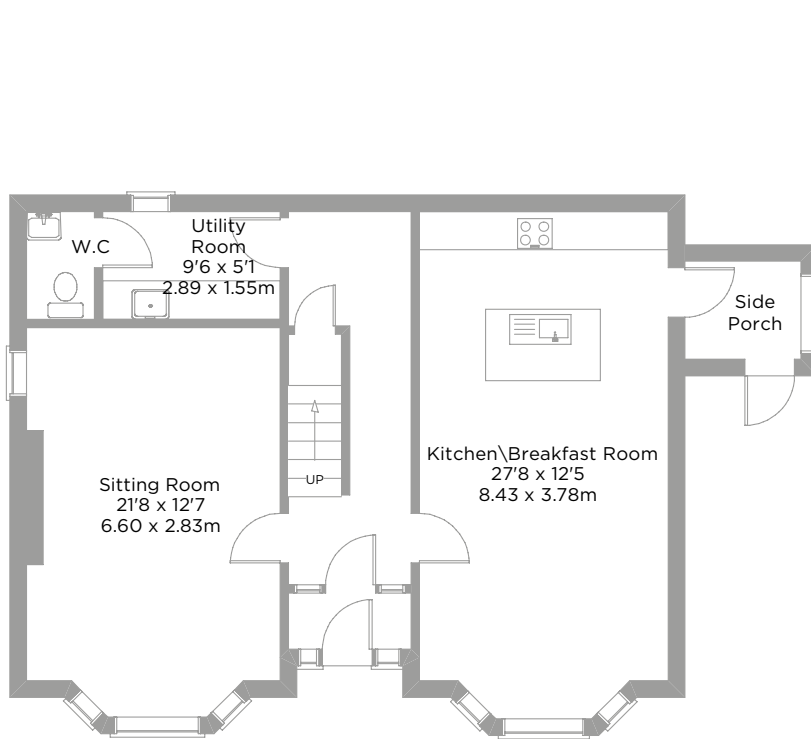
- A55 2 miles
- Chester 80 miles
- Liverpool 90 miles
- Manchester 110 miles

(approximate mileages)

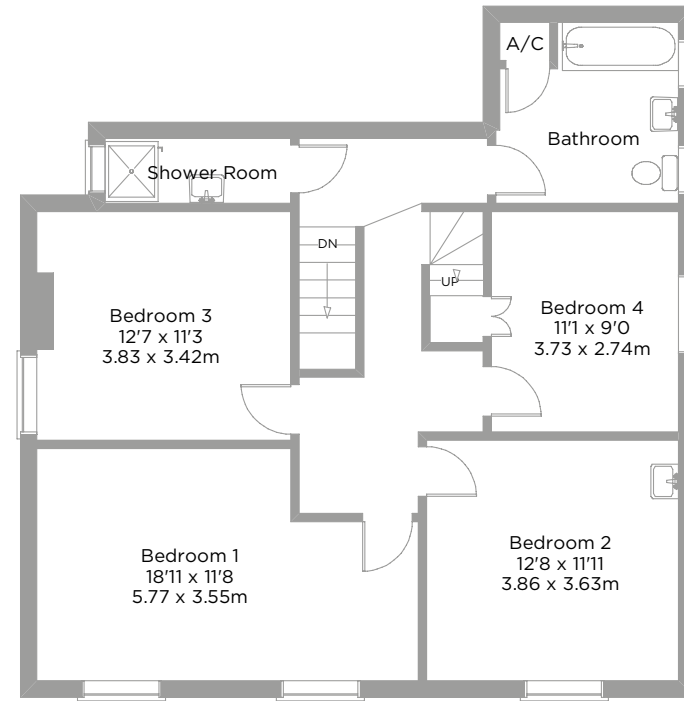
Outside

The property is approached via a gravelled drive which is also used by the adjoining property, to a parking area to the side of the house. Beside the drive is a grassed area which provides a useful space for storing vehicles or boats together with a single

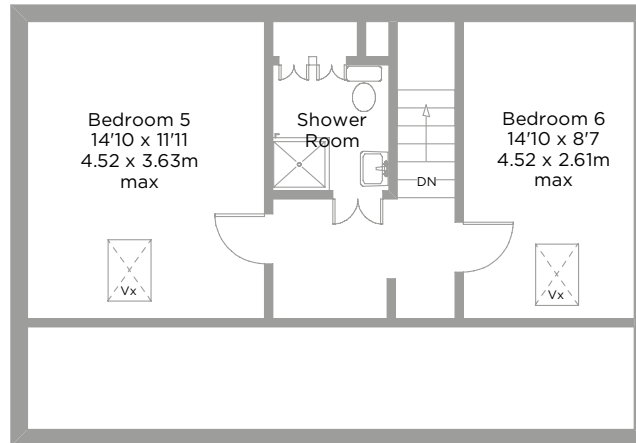




Ground Floor



First Floor



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.

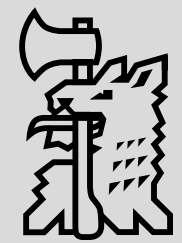
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	82

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