



Plas Goronwy Uchaf, Llanbedrgoch, LL76 8SJ

An impressive Gentleman's residence having 3 reception rooms, 4 bedrooms, master bedroom with en-suite, luxury kitchen, separate utility. All double glazed and heated by oil fired combi central heating system. Located just off the A5025 approximately 6.5 miles from Menai Bridge, convenient for the University City of Bangor and the mainland.

STRICTLY NO PETS, NO SMOKERS, NO DSS

Available for let subject to satisfactory credit referencing. A non refundable application fee of £60.00 inclusive of VAT is payable for each applicant over 18 years of age.

- **4 BEDS**
- **3 RECEPTION ROOMS**
- **OIL CENTRAL HEATING**
- **NO PETS,NO DSS**
- **NO SMOKERS**
- **EPC RATING E**

£895 Per Calendar Month

Directions

Pass through Pentraeth towards Benllech, on the sharp bend turn left for Llanbedrgoch, Plas Goronwy Uchaf is on the second lane on the left.

Accommodation

Main entrance leads into:-

Entrance Hallway

With staircase to first floor, understairs storage cupboard, radiator.

Lounge

18'04" x 10'9" (5.59m x 3.28m)

With open fire set in an attractive Adam style fire surround with matching hearth. Coved ceiling with central pendant light and inset halogen lighting, two radiators and two Upvc double glazed windows to the front and side, the front window looking out over open countryside to the Snowdonia Mountain Range.

Sitting Room

10'08" x 7'07" (3.25m x 2.31m)

With former fireplace raised recess on slate plinth, radiator, coved ceiling with inset halogen lighting to ceiling, Upvc double glazed window again enjoying fine views across open countryside to the Snowdonia Mountain Range.

Dining Room

10'08" x 10'03" (3.25m x 3.12m)

Radiator, coved ceiling. Upvc double glazed window to side looking out towards Pentraeth Forest.

Kitchen/Diner

16'02" x 13'08" (4.93m x 4.17m)

Well fitted with modern range of cream base and wall cupboards with single drainer bowl and half sink. Built in wine rack, integral dishwasher and fridge. Belling cooking range to recess with integral extractor fan. Wealth of marble effect working surfaces, radiator. Inset halogen lighting to ceiling, laminate tile effect flooring and half glazed door leading to:-

Side Porch

6'04" x 2'09" (1.93m x 0.84m)

With matching laminate tile effect flooring. Upvc external door.

Rear lobby (from Kitchen)

With coat hooks and opening through to:-

Utility Room

8'08" x 7'10" (2.64m x 2.39m)

With single drainer stainless steel sink set on a single cupboard with plumbing beneath for washing machine. Worcester combination freestanding oil central heating boiler with Watchman. Free standing fridge freezer (optional), laminate effect tile flooring and internal door leading to:-

Cloakroom

5'02" x 4'04" (1.57m x 1.32m)

With low flush W.C, pedestal wash hand basin with mirror over and radiator.

Staircase from Main Hallway

Leads to first floor landing area.

Landing

With radiator, Upvc double glazed window looking out over open countryside across to the Snowdonia Mountain Range. Coved ceiling with two pendant light points, access



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hatch to floored loft space with slingsby style ladder.

Master Bedroom

19'07" x 10'02" (5.97m x 3.10m)

With built in wardrobe and storage cupboard, two velux windows and radiator.

En-Suite Bathroom

10'11" x 4'11" (3.33m x 1.50m)

With built in linen storage cupboard with radiator and mirrored door. White suite consisting of a low flush W.C, pedestal wash hand basin with mirror and shaver point over. Kidney shaped bath with shower, chrome heated towel rail, inset halogen spot lighting to ceiling.

Bedroom 2

10'10" x 7'04" (3.30m x 2.24m)

With radiator inset halogen lighting to ceiling, Upvc double glazed window looking across to the Pentraeth Forest.

Family Bathroom

10'2" x 6'11" (3.10m x 2.11m)

Consisting of a white three piece suite with low flush W.C, pedestal wash hand basin with mirror and lighting over, panelled bath with mixer tap, double opening tiled corner shower cubicle with shower, chrome heated towel rail, Upvc double glazed window with deep window sill, inset storage cupboard, coved ceiling with inset halogen lighting.

Bedroom 3 (Front)

10'11" x 10'11" (3.33m x 3.33m)

Upvc double glazed window with fine views over open farmland to the Snowdonia Mountain Range. Radiator, coved ceiling with inset lighting.

Bedroom 4 (Front)

10'10" x 10'08" (3.30m x 3.25m)

Upvc double glazed window with fine views over open farmland to the Snowdonia Mountain Range. Radiator, coved ceiling with inset lighting.

Outside

Main driveway off the county highway leads into communal courtyard providing ample car parking with door entrance to an enclosed private paved sitting area looking over open farmland. Side gate open to additional gravelled parking with oil tank and access gate to a further walled produce garden.

Council Tax

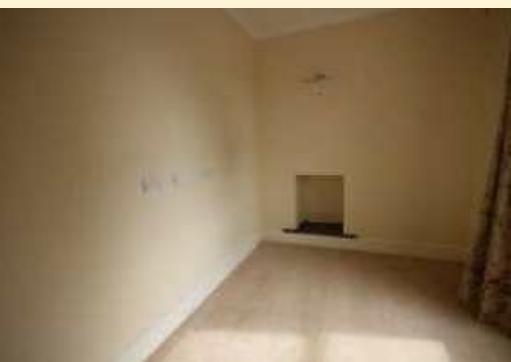
We understand from our verbal enquiry to the Local Authority that the property is in Band F The amount payable for 2018/2019 is £2,061.15

Services

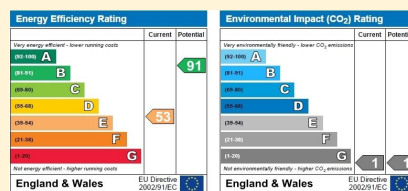
Again we are informed by the seller that this property benefits from Mains electricity, water (metered) and private drainage. Telephone points (if any) subject to B.T. Regulations. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Tenancy & Fees

An initial 6 month shorthold tenancy is offered at a rent of £895 per calendar month. A Deposit of £895 will also be required prior to the tenancy commencing. Every tenant over the age of 18 will be subject to an application fee at a charge of £60 inclusive of vat per person (non refundable). No other fees apply



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We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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