



Y Goedwig, Llanfaelog, LL63 5TB

An impressive detached 5 bedroom property offering spacious accommodation in the rural hamlet of Llanfaelog within easy reach to the A55 expressway and being a stones throw away from the popular seaside resort of Rhosneigr. An ideal family home which is ready to move into with fabulous sea views from the first floor. We would highly recommend viewing.

- **5 Beds**
- **Sea Views**
- **Spacious**

Offers In The Region Of £495,000

Directions

From Llangefni proceed along the A55 towards Holyhead. Exit at junction 5 signposted Rhosneigr. Continue along this road for approx 3 miles and take the first right hand track. Continue along the track around the corner and bear right and you will find the property.

Description

A 4/5 bedroom property offering spacious accommodation within walking distance to the popular seaside resort of Rhosneigr. If you are seeking a family home or holiday retreat we would highly recommend viewing.

Accommodation

Front entrance door to:-

Hallway

Staircase to First Floor.

Lounge

18'1" x 28'1" (5.51m x 8.56m)

Tile surround feature fireplace with inset log burner.

Dining Room

9'8" x 13'03" (2.95m x 4.04m)

Kitchen (T shaped)

10'5" x 10'7 with 10'9" x 8'07" (3.18m x 3.23m with 3.28m x 2.62m)

Utility Room

17'13" x 5'89" (5.51m x 3.78m)

With side door to rear.

Bedroom 1

12'18" x 14'5" (4.11m x 4.39m)

Built in wardrobes.

En-Suite

10'9" x 9'4" (3.28m x 2.84m)

Bath, shower cubicle and W.C

Cloakroom

5'3" x 6'59" (1.60m x 3.33m)

First Floor

Landing

Bedroom 2

18'0" x 9'9" (5.49m x 2.97m)

Bedroom/Office

9'9" x 7'1" (2.97m x 2.16m)

Bedroom 3

10'0" x 10'0" (3.05m x 3.05m)

Bathroom

10'4" x 9'9" (3.15m x 2.97m)

Bath, shower cubicle, wash basin and W.C.

Box Room

4'58" x 7'4" (2.69m x 2.24m)



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Bedroom 4

9'8" x 9'06" (2.95m x 2.90m)

Outside

The property is approached by a shared access track (right of way over) leading to the private driveway with ample parking. Lawned gardens which are well sheltered by mature trees together with side and rear garden. The current vendors have a seating area inside the front porch to take advantage of the setting.

Detached Garage/Workshop

Spacious garage for several vehicles together with workshop area.

Rights of Way & Easements

The property is offered for sale subject to and with the benefit of all rights, either public or private, wayleaves, easements or other rights, whether specifically referred to or not. The property has a right of way over the track.

Services

Mains electricity, water and private drainage. Oil fired central heating. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Council Tax

We understand from our verbal enquiries to the local authority that the property is in Band "F" and the amount payable for 2019/2020 is approx £2,349.49.

Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed).

Viewing

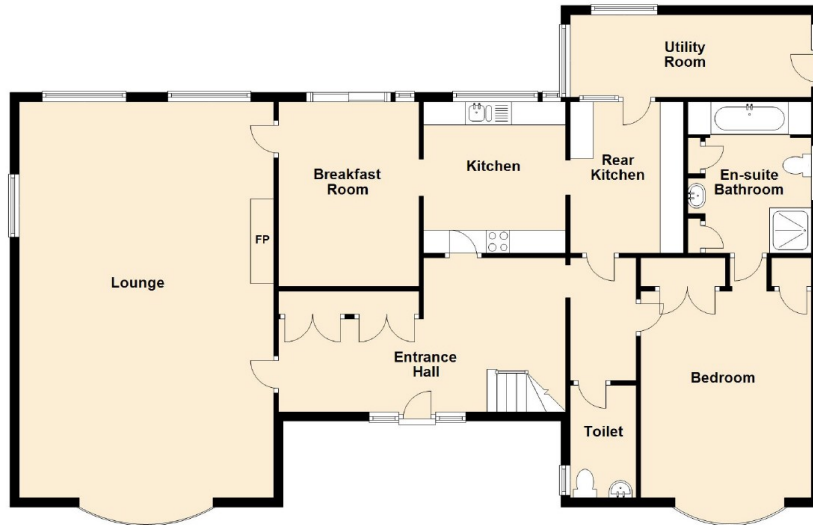
Contact the agents - STRICTLY by appointment only.



*Morgan
Evans*

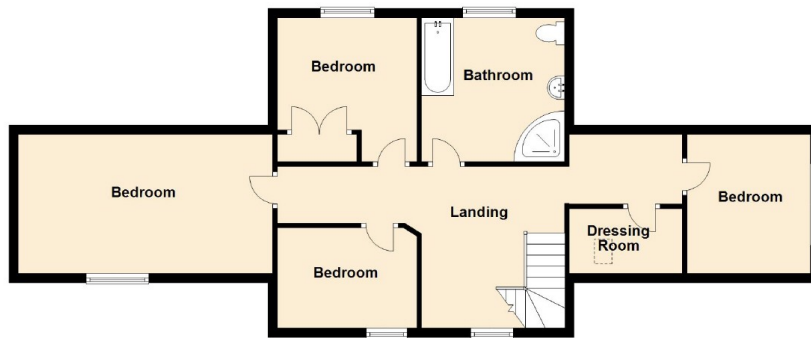
Ground Floor

Approx. 145.6 sq. metres (1567.0 sq. feet)



First Floor

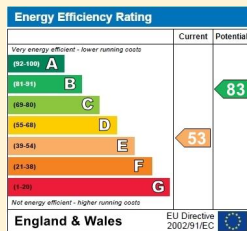
Approx. 74.8 sq. metres (805.3 sq. feet)



Total area: approx. 220.4 sq. metres (2372.4 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanItUp.

Y Goed Wig, Llanfaelog



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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