

Ty Uchaf Llanfaes , Beaumaris LL58 8LP

£450,000

LUCAS & CO

ESTATE AGENTS

- Charming Extended Detached Cottage
- No Onward Chain
- Mains Electric, Mains Water, Septic Tank Drains
- Set Within Private South Facing Landscaped Gardens
- Close to Local Amenities
- Oil Central Heating & Part Under Floor







The Property
The accommodation benefits from oil fired central heating, part under floor heating and double glazing.

Conservatory
The conservatory is double glazed, timber framed with French style doors to the front overlooking the garden, and side entrance door. Tiled flooring.

Hallway
A solid door leads to a hallway with built in cupboard, quarry tiled flooring and window into conservatory. Three further doors off the hallway lead to Bedroom one, Bathroom and Breakfast Kitchen.

Bedroom One
Windows to front and side. Fitted carpet. Radiator.

Bathroom
Painted brick faced bath, low flush WC, tiled inset vanity sink unit with painted timber panelling under, and complimentary tiled splash back. Recessed shower cubicle with Mira shower with tiled walls and flooring. Quarry tiled flooring. Frosted window to rear. Access to loft space with Slingsby style ladder. Radiator.

Kitchen
Base and wall storage cupboards and complimentary work surfaces. Double bowl stainless sink unit with mixer tap. Neff eye level oven with microwave below. Space for free standing fridge. Plumbing for dishwasher. Built in cupboard and recessed shelving. Quarry tiled floor. Windows to front and rear.

Dining/Living Room
The Kitchen leads through into the open plan dining/ living room with under floor heating and oak flooring . The dining area has a window to the front overlooking the garden. Access to loft.
The living area has an inglenook style fireplace housing a multi-fuel stove set on a tiled hearth with shelf to side.
Window to front overlooking garden with distant mountain views and rear window overlooking open fields.
Door through to inner hallway with oak flooring.

From the inner hallway four further doors lead to

Bedrooms 2 and 3, and shower and utility rooms.

Bedroom 2
Window to front, loft access. Fitted carpet.

Shower Room
Contemporary suite with built in shower cubicle. Wall mounted WC. Fitted cupboard. Cantilever vanity sink unit with mixer tap, chrome heated towel rail. Porcelain floor and wall tiling. Frosted windows to side and rear.

Utility Room
Space for washing machine, built-in stainless-steel sink with mixer tap and work surface. Porcelain tiled floor.

Bedroom 3
Windows to side and rear. Fitted carpet.

Door from Bedroom 3 to storage/boiler room with mezzanine storage area. Window to front. Oil fired boiler. Door leading out to side path with access to front and rear gardens.

Externally
A shared access lane (narrow in part) leads to two separate parking areas.
The main garden is to the front, mostly of lawn and shrubs. Adjacent to the conservatory is a paved patio area with distant mountain views. There is ample access to the sides and rear, adjoining a woodland to one side and a field to the rear and other side. There is a small rockery to the rear with access to a greenhouse .

Location
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Located near to St Catherine's Church and on a small country lane in Llanfaes and only five minutes from one of the most saleable towns on Anglesey.
Beaumaris and Llanfaes have excellent access to the beautiful Menai Strait and have a large range of amenities that prove popular with locals and tourists alike, including a fine choice of restaurants, cafes, art galleries, boutique shops, the castle and two golf courses.

Agents Notes
The property is of stone and cavity wall construction under a slate roof
Note: Some of the internal plaster board walls were moved/re built in 2024 together with the living room/diner having had a new insulated slab fitted and under floor heating fitted in 2018 with some upgrades to the plumbing and wiring also undertaken.
All windows excluding the conservatory replaced in 2018 with Upvc double glazing.

Council Tax Band F £3213.34 2026/2027

If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note To Customers
Lucas & Co Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



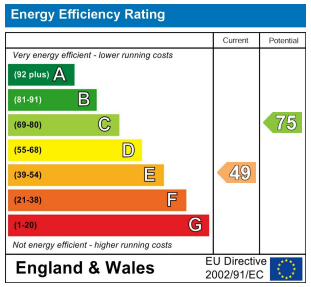


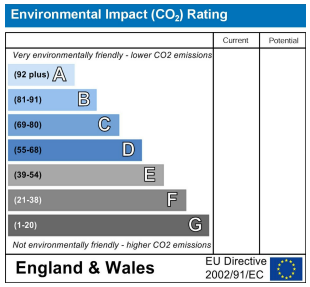












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Local Authority **Isle of Anglesey**
Council Tax Band **F**
EPC Rating **E**