

Two Acres , Llanfechell, Amlwch, Anglesey,
LL68 0SD

Price: £468,950

A **superior executive-style detached country residence set within approximately 1.6 acres of grounds & paddocks**, situated along a quiet country lane and enjoying delightful uninterrupted countryside views. This **impressive and individually designed home** offers spacious and versatile accommodation, ideal for modern family living while retaining a strong sense of character and privacy. Impressive reception hall, leading through to a generous **21' lounge with a feature log burner**, separate **dining room**, with patio door, alongside a spacious and well-fitted **kitchen and a large, practical utility room**. The ground floor also benefits from a beautifully **refitted family bathroom (five-piece suite**), together with a well-proportioned **principal bedroom**. To the first floor there is a large landing area and **three further bedrooms, cloakroom/W.C**. **Detached double garage**, a timber **stable block**,large **timber summer house**, making the property ideal for equestrian use or those seeking a semi-rural lifestyle. **Oil-fired central heating, replacement PVCu double glazing. EPC D**





Accommodation
Double glazed entrance door and side panel to

Reception Hall 15' 5'' x 9' 10'' (4.7m x 3.0m)
Feature spindled staircase to first floor, radiator, airing cupboard, dado rail, laminate floor finish

Main Lounge 20' 8'' x 15' 1'' (6.3m x 4.6m)
Feature fireplace recess with multi fuel room heater and feature mock timber beam, 3 large double glazed windows, radiator.

Kitchen 15' 5'' x 10' 2'' (4.7m x 3.1m)
Generous range of fitted base and wall units with working surfaces and sink unit with cooker range, provision for dishwasher, double glazed window, tiled floor, access to utility, open to

Dining Room 10' 10'' x 10' 2'' (3.3m x 3.1m)
Double glazed patio doors, radiator, tiled floor

Utility Room 14' 5'' x 8' 10'' (4.4m x 2.7m)
Range of base and wall units with working surfaces and sink unit, provision for appliances, oil central heating boiler, tiled floor, double glazed window and upvc door.

Ground Floor Bedroom 1 14' 5'' x 11' 2'' (4.4m x 3.4m)
Double glazed window, radiator

Ground Floor Refubished Bathroom 9' 6'' x 8' 10'' (2.9m x 2.7m)
Impressively refitted with a large walk in shower enclosure, corner shaped bath, close coupled w.c., vanity unit with stone basin, tiled walls, heated towel rail/radiator, shaver point, double glazed window

First Floor Landing

Cloakroom 5' 3'' x 2' 7'' (1.6m x 0.8m)
close coupled w.c., wash basin.

Front Bedroom 2 14' 5'' x 10' 6'' (4.4m x 3.2m)
Double glazed window, radiator

Bedroom 3 12' 2'' x 10' 6'' (3.7m x 3.2m)
Double glazed window, radiator.

Bedroom 4 10' 6'' x 10' 2'' (3.2m x 3.1m)
Double glazed window, radiator.

Externally
There is a double gated recessed entrance to a large tarmac drive and parking area which gives access to the stable block and courtyard area. Gardens extend around from the front to the side and rear with rear patio areas being fenced with gates. **Large Rear Timber Summerhouse** with covered decking area. **Timber Stable Block with 2 stables and tack room Detached Double Garage**. The land is divided into several paddocks with gated access to road. Surrounded by open countryside

Facilities - Oil Fired Central Heating, Replacement UPVC Double Glazing

Services - Mains water, electricity and private drainage - no mains gas

Council Tax Band F - Energy Performance Rating D













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