



1-3 Gwel Yr Wyddfa, Llanfaelog, Anglesey LL63 5SY • £250,000

Brand new homes in a beautiful location with the coastline just a short walk away!

- Small Exclusive Development
- Three/Four Bedroom Town Houses
- Quality Fixtures & Finishes
- Good Sized Rear Gardens
- Countryside Views From 2 Aspects
- LPG Central Heating
- uPVC Double Glazing
- Help To Buy Wales Available
- Beautiful Location Close To Beaches
- Viewing Highly Recommended





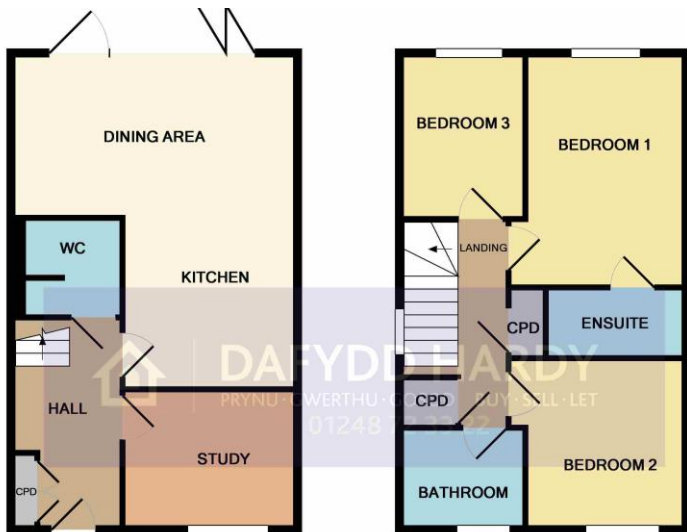
Description: An exclusive development of new build executive homes ideally suited to the owner occupier or as second homes. Built to a high specification, the properties provide a unique opportunity to acquire a new home located in a beautiful corner of Anglesey. These homes are attractive mews houses which enjoys a pleasing south westerly aspect with countryside views to both aspects from the first floor. The appealing open plan living space features a fully equipped kitchen to include: oven, gas hob, extractor, fridge/freezer and dishwasher whilst featuring tri-folding doors which create a whole new way of enjoying your garden space come the warmer months! The bathroom and en-suite facilities are finished to an equally high standard with contemporary fittings and tiling. Benefiting from uPVC double glazing and LPG central heating. The accommodation briefly affords: Entrance Hall, Utility/Wc, Sitting Room/Study/bedroom 4, Kitchen & Family Room, Landing, 3 Bedrooms, En-suite and Bathroom.



Tenure: We have been informed that the tenure is Freehold.

Services: We are informed by the seller that this property benefits from Mains Water, Electricity & Drainage.

Directions: From our Llangefni office, follow the A5114 and proceed to the A55 at junction 6, following signs for Holyhead. Exit at junction 5 signposted Rhosneigr and as you reach Llanfaelog along the A4080, continue over the railway line where you will find Gwel Yr Wyddfa on your left hand side. Proceed into the establishment where you will find the property on your left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Rhosneigr Beach

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