



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET



4 Trem Y Mor, Moelfre, Anglesey, LL72 8HG

Asking Price: £210,000

Freehold

4 Trem Y Mor, Moelfre, Anglesey, LL72 8HG

This superbly designed three-bedroom Semi Detached Home, which is subject to a Section 106 occupancy restriction is being built to an exceptionally high standard with quality finishes throughout and the modern construction methods ensure that the property will be extremely efficient to run with a predicted EPC rating of A. The house will be served by an Air Source Heat Pump which will provide the heating and hot water. The house is part of a select development of five, externally the houses are all slightly different designs giving each an individual feel.

All feature:

- Silicone render
- Aspects of stone.
- Marley Cedral Cladding.
- Grey finished Accoya timber windows with a factory finish Remmers paint system.

The living space in the houses will be on the first floor to take maximum advantage of the panoramic views of the Coast which will be framed by a large floor to ceiling apexed glazing with patio doors leading to the balcony. The open plan living space will have a bespoke kitchen to the rear, the new home owners having input into the style with a wide range of units and worktops available. The lounge diner with a dual aspect will be a bright and airy space. A family bathroom completes the first floor accommodation. On the ground floor leading off the hallway with the staircase to the first floor there are two double en-suite bedrooms, the one to the rear having patio doors to the terrace and a single bedroom. Engineered oak flooring to the living dining space, tiled floors to the kitchen, bathrooms and hallway, oak doors and chrome window and door furniture add to the luxurious modern feel of the houses. Buff set paviour pathways will surround the property, with a patio to the rear and a block paved driveway with parking for two cars. Each plot will be fenced with Timber fencing to the rear and black steel railings to the front. There will be lawns laid to the front and rear.

- Freehold
- New Build Semi Detached Property
- Subject To A Section 106 Occupancy Restriction
- Three Bedrooms, Open Plan Living Space & Three Bathrooms
- Balcony With Superb Panoramic Sea Views
- Good Sized Gardens & Parking

Directions

From our Llangefni office, follow the B5110 in the direction of Benllech. Proceed through the village of Brynteg and on reaching the junction with the A5025, turn left towards Amlwch. On reaching the roundabout on the outskirts of Moelfre, bear right towards the village and follow the road for a few hundred yards where you will find the site on your right hand side.

Services

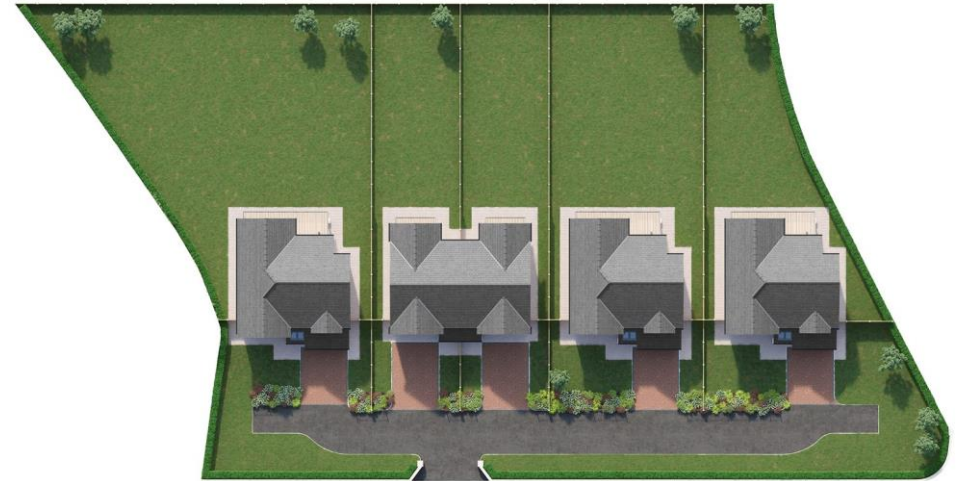
We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating

Air Source Heat Pump. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.





DAFYDD HARDY ESTATE AGENTS LIMITED Company number 03733706, Victoria House, Plas Llwyd Terrace Bangor, Gwynedd, LL57 1UB

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