



Treflesg, Llanfair Yn Neubwll,  
Holyhead, Isle of Anglesey

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# Treflesg Llanfiar Yn Neubwll, Holyhead, Isle of Anglesey, LL65 3LB

A beautiful detached cottage with lake frontage, set within 22.5 acres located on the fringes of a picturesque village

A55 (Junction 3) 1.2 miles, Caergeiliog 1.4 miles, Valley and station 1.8 miles (Holyhead 7 minutes, Bangor 26 minutes, Chester 1 hour 31 minutes), Trearddur Bay 4.8 miles, Holyhead 5.6 miles, Rhosneigr 6.7 miles

Porch | Entrance hall | Sitting room | Dining room | Conservatory | Kitchen/dining room | Utility room | Cloakroom/shower room | 4 bedrooms | Family bathroom | Garden | Double garage with first floor over | Studio/office | Garden store | 22.5 acres | EPC rating E

## The property

Treflesg is a charming, rendered family home offering almost 2,100 sq. ft. of living accommodation arranged in a T-shaped configuration over two floors, sensitively modernised to combine the amenities of modern living with period features.

The ground floor accommodation flows from a spacious yet welcoming entrance hall and briefly comprises well-proportioned dual aspect sitting and dining rooms, both with feature fireplaces with woodburning stoves, together with a generous kitchen/breakfast room with a range of wall and base units and integrated appliances. The dining area, configurable to the purchaser's own requirements, has space for a good-sized table for more informal meals and opens to a P-shaped conservatory which overlooks the rear gardens. The ground floor accommodation is completed by a useful fitted utility room with cloakroom/shower room.

On the first floor the property offers a generous principal bedroom, two further well-proportioned bedrooms and a large L-shaped family bathroom with freestanding bath and separate walk-in shower. The property's remaining double bedroom benefits from French doors to a private decked balcony with steps down to the garden and a gardener's cloakroom below.

## Outside

The property is approached over a long tarmac driveway offering parking for multiple vehicles and giving access to a detached double garage with internal steps to a spacious vaulted first floor over, suitable for a variety of uses including as a self-contained annexe if required. The formal garden is laid mainly to lawn bordered by mature shrubs and trees and features numerous seating areas, a versatile studio/office and terrace, ideal for entertaining and al fresco dining. A five-bar gates giving access to the property's 22.5 acres of stock-fenced and walled paddocks, as well as access to the lake, the whole enjoying far-reaching views over the neighbouring countryside.

## Location

The small rural hamlet of Llanfair Yn Neubwll sits on the west coast of the Isle of Anglesey and offers a hotel, public bar and restaurant together with easy access to the picturesque Cymyran Beach which runs all the way to the popular seaside village of Rhosneigr with its thriving high street. Nearby Caergeiliog and Valley both provide a good range of day-to-day amenities, Trearddur Bay has numerous eateries and the major sea port of Holyhead offers more extensive amenities. The area is home to a number of beaches offering wonderful swimming, surfing, shore and boat fishing together with Anglesey Golf Club. Communications links are excellent: Valley station offers regular services to Holyhead, Bangor, Chester and central London and the nearby A55 Expressway gives access to major regional centres in both Wales and England.

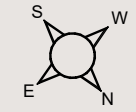
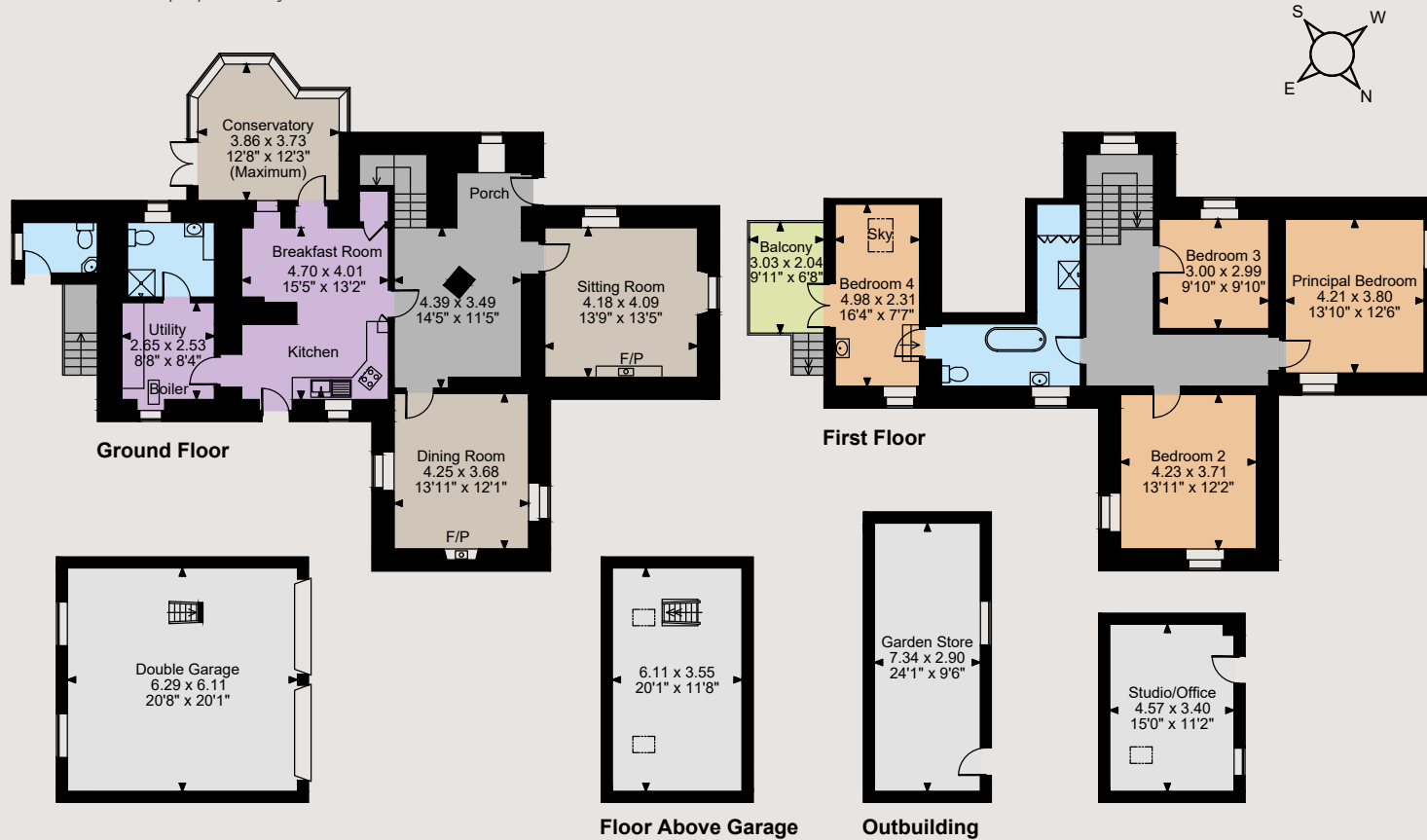








Floorplans  
House internal area 0,000 sq ft (000 sq m)  
For identification purposes only.



**Directions**

Leave the A55 at junction 3 and take the A5 exit towards Y Faly Vly. At the roundabout take the 1st exit onto Holyhead Road (A5), turn right onto Cymran Road and after 0.9 mile turn left. Treflesg can be found on the right-hand side.

**General**

**Local Authority:** Isle of Anglesey  
**Services:** Mains water and electricity. Oil fired central heating and private drainage.  
 We understand the private drainage at the property does comply with the relevant regulations.  
**Council Tax:** Band F  
**Fixtures and Fittings:** All fixtures and fittings are excluded from the sale but may be available by separate negotiation.  
**Wayleaves & Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
**Tenure:** Freehold  
**Guide Price:** £700,000

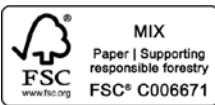
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