



DAFYDD HARDY

Land &  
New Homes



Phase 2, Parc Del Fryn, Brynteg, Sir Ynys Mon LL78 8JY

Asking Price: £285,000

An opportunity to purchase a NEW BUILD on the edge of the rural Anglesey village of Brynteg, being within easy reach of the larger coastal village of Benllech and numerous sandy beaches. Due to planning, these properties are restricted and cannot be someone's "main/sole residence" meaning they can't be your primary home. The development will consist of sixteen 3 Bedroomed Semi-Detached Dwellings and are being built to an exceptionally high standard with quality finishes throughout, the modern construction methods ensuring that the properties will be extremely efficient to run. Externally the houses are of slightly different designs giving an individual feel. All feature modern Weber Silicone render and cladding and anthracite uPVC double glazing. Gardens will surround the properties, with a private patio to the rear and a tarmac driveway with one parking space and guest parking available. The houses will be served by a modern roof mounted PV system supporting electric heating and hot water (app controlled).

Brynteg is located just under 2 miles from the coastal village of Benllech, positioned along the sheltered eastern edge of Anglesey and offering some fabulous beaches and a varied coastline with over 120 miles of coastal footpaths to enjoy. There are many amenities within Benllech consisting of shops/supermarkets, pubs and eateries, post office, chemist, doctors' surgery, library and primary school. On the seafront there is a bistro and café to cater for day trippers. The main town of Llangefni is also within easy reach and has an extensive range of shops, supermarkets and other amenities readily available. Primary and secondary schools are also to be found in the town to include further education facilities. Anglesey has much to offer in the way of sailing and water sports, historical sites, motorsports and nature reserves. The mainland is approximately 20 minutes' drive as is the main A55 expressway.

#### **Agents Note:**

There will be an annual service charge of Approx. £550 for the shared facilities/services of private driveway access, boundaries and drainage system - terms and conditions are TBC.

#### **Accommodation & Amenities**

- Exciting Development Of New Build Houses
- 16 Semi Detached Dwellings
- 3 Bedrooms, En-suite & Bathroom
- Finished To A High Specification
- Photo Voltaic (Solar) Panels
- 24 Resident Allocated Parking Spaces
- Just Minutes From Beautiful Benllech Beach
- Countryside Setting With Mountain Views
- Images Are For Representative Purposes Only
- 12 Month Occupancy

#### **Directions**

From our Llangefni office, follow the B5110 towards Brynteg/Benllech. On reaching the village, turn right by the California Inn onto the B5108 and follow this road for approximately 250 yards where the site can be found on your left hand side.

<https://what3words.com/mutual.micro.sprouts>

#### **Services**

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

#### **Heating**

Roof Mounted PV System Supporting Electric Heating (with App control). The agent has tested no services appliances or central heating system (if any).

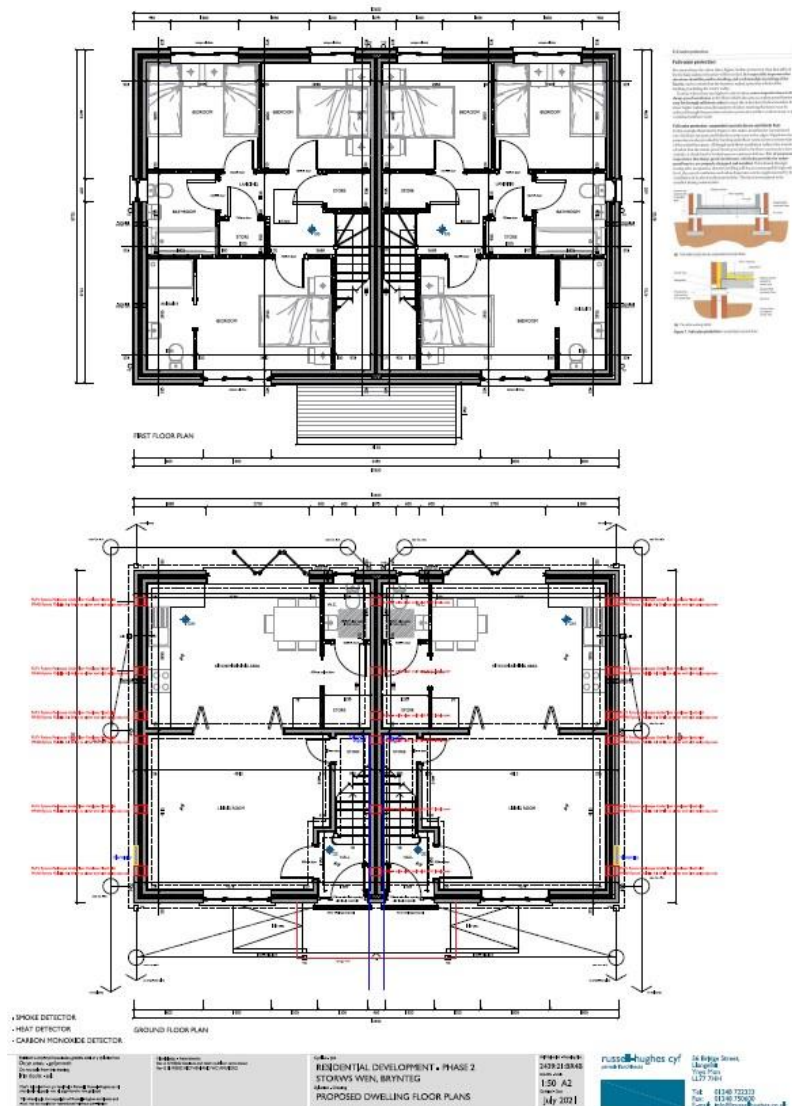
#### **Tenure**

We have been informed the tenure is Freehold a small management charge to cover communal areas. Vendor's solicitors should confirm title.

New build – council tax band/property rates to be determined.

**SAP Rating TBC**





Site Plan



# Disclaimer

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