



## 2 bed cottage to buy in LL75

Tan Y Graig Cottages, Pentraeth,  
Pentraeth, Isle of Anglesey, LL75 8UL

**£130,000** Starting Bid

🏠 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedrooms
- ✓ Bungalow
- ✓ Vacant Possession
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Tucked away within the beautifully maintained community of Tan Y Graig Cottages, this exceptional two-bedroom bungalow offers an enviable blend of tranquillity, quality and effortless living. Comprising an exclusive collection of one and two-bedroom homes, this charming development is renowned for its perfectly manicured grounds, peaceful atmosphere and strong sense of pride among residents, with the added benefit of ample parking available for residents and visitors.

From the moment you arrive, the care and attention given to this home is immediately apparent. Immaculately presented and maintained to an outstanding standard, it is truly ready to move straight into, simply unpack your bags and begin enjoying your new surroundings.

Step inside to discover a generous, light-filled lounge and dining room, beautifully proportioned and designed for both relaxation and entertaining. Just off the lounge are two genuine double bedrooms, each comfortably accommodating bedside tables, wardrobes and additional furnishings without compromise.

The kitchen is both stylish and practical, fitted with modern appliances including an oven, hob, extractor, dishwasher and fridge, with dedicated space for a washing machine. The spacious bathroom, pristinely kept and finished with a bath and shower over, immaculate in every detail.

To the rear, the property continues to impress. A beautifully maintained, three-tiered garden creates a wonderful sense of space and privacy, with thoughtfully arranged levels offering versatility and charm. The decked seating area provides the perfect spot for morning coffee, alfresco dining or simply enjoying the peaceful surroundings. Beyond your garden lies an additional communal garden area, complete with picnic benches and immaculately cared for by the management company, an ideal space to relax and socialise while still enjoying the calm, well-kept setting Tan Y Graig is known for.

This home will particularly appeal to those who value peace and beautifully kept surroundings, whether you are a first-time buyer seeking something special, looking to downsize without sacrificing comfort, or considering a secure long-term rental investment. (Please note, management rules do not permit use as an Airbnb or short-term holiday let.)

Located in the heart of Pentraeth (LL75 8UL), you are perfectly positioned to enjoy the very best of Anglesey living. The village itself offers everyday amenities including shops, cafés and services, while the stunning coastline of Red Wharf Bay is just moments away, ideal for scenic walks, waterside dining and embracing the relaxed coastal lifestyle Anglesey is so loved for.

Properties presented to this standard, in such a desirable and peaceful setting, rarely remain available for long.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 986

Annual Service Charge Amount: £1,349.00

Price: Starting Bid £130,000

Property Type: Cottage

Parking: Allocated

Year built: 1990

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			118
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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