## **Building Plot At Pen Y Meusydd, Tyn-y-Gongl, Isle of Anglesey, LL74 8SD**

Asking Price: £299,000





- Generous Development Plot
- Planning Permission For A Substantial Dwelling
- Full Planning Number: FPL/2022/266
- Proposed 4 Bedroom Residence
- Superb Panoramic Coastal & Mountain Views
- Sought After Setting Convenient For Village Amenities
- Contact Our Llangefni Office For More Details

A superb opportunity to purchase a generous Development Building Plot with planning permission (Planning No. FPL/2022/266) for the erection of a new dwelling situated on the edge of the popular coastal village of Benllech, occupying a superb elevated position with far-reaching sea views to the rear to include the Eryri mountains – a dramatic vista for sure!

The above permission specified the demolition of an existing dwelling which has already taken place. There's the distinct advantage of being on the outskirts of the village whilst still within convenient distance of the seafront as well as extensive local amenities. The approved plans are for a 4 Bedroomed Detached House to include en-suite facilities, balconies and garden room/office building – see outline floorplan and elevations. Please note that the plot comes with ready to install 3-phase electricity as this has already been paid for. For more details and additional information please contact our Llangefni office.

The coastal village of Benllech is positioned along the sheltered eastern edge of Anglesey, offering some fabulous beaches and a varied coastline with over 120 miles of coastal footpaths. There are many and varied amenities within the village such as 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 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, climbing, motorsports and nature reserves. The mainland is approximately 20 minutes' drive as is the main A55 expressway.

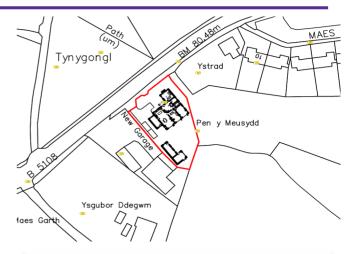
## **Directions**

From our Llangefni office, follow the B5110 in the direction of Benllech, turning right on reaching Brynteg onto the B5108 (by the California public house) and continue on this road towards Benllech. Shortly after passing through the 30 MPH signs, follow the road as it bends to the right and proceed for a further 350 yards where you'll find the plot located on your right hand side.

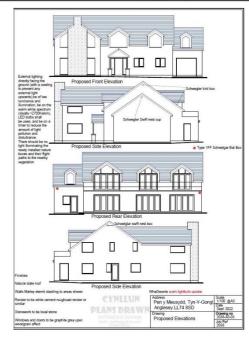
https://what3words.com/carbon.circular.shook

## **Tenure**

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







## Disclaimer

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