

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

Asking Price: £299,000



DAFYDD HARDY

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- 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!

www.dafyddhardy.co.uk

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The map shows a proposed development site outlined in red, located near Ysgubor Ddegwm. The site is situated between a road labeled 'B.M. 80.48m' and a road labeled 'B 5108'. Other features include 'Tynyngogl', 'Path (um)', 'Ystrad', 'MAES', 'Pen y Meusydd', 'New Garage', and 'taes Garth'.

Proposed Ground Floor Plan

Proposed First Floor Plan

WhatSwears <i>suchi</i> Kigntulu <i>update</i> CYNILLUN PLANS DRAWN Architects and Planners 101, Gwynedd Street Bangor, Gwynedd LL57 2DZ		Address Pen y Meurydd, Ty'n-y-Gongl, Anglesey LL74 8SD Drawing Proposed Floor Plans	Scale 1/150 @A3 Date Sept 2022 Drawing no 2019-04-04 Job Ref 2019
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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.

Exterior lighting directly facing the ground, seen is ceiling to prevent any external light upwards) be of low luminance and illumination, be on the warm white spectrum, (maxly <2700Klm), LED bulbs shall be used, and be on a timer to reduce the amount of light pollution and disturbance.

There should be no light from the newly installed nest boxes and their flight paths to the nearby vegetation

Proposed Front Elevation

Schwegler bird box

Schwegler Swift nest cup

Proposed Side Elevation

Type 1FF Schwegler Bat Box

Proposed Rear Elevation

Schwegler swift nest box

Proposed Side Elevation

Finishes

Walls Marley enamel cladding to areas shown

Render to be white cement roughcast render or similar

Worktop to be local stone

Windows and doors to be graphite grey upvc woodgrain effect

WhatGeosits suxhi lightbulbs opticle

CYLLIUN
PLANS DRAWI

Address
Pen y Mynydd, Tyn-Y-Gongl
Anjesley LL74 8SD

Drawing
Proposed Elevations

Scale	1:100 @A3
Date	Sept 2022
Drawing no	2018-25-03
Job Ref	2018

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

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