



Plas Newydd, Clawddnewydd, LL15 2NG – £670,000

Tenure: Freehold | EPC: TBC | Council Tax: G

Welcome to this exceptional four bedroom, three bathroom detached house, thoughtfully designed to combine comfort, style, and practicality. The spacious layout includes three beautifully appointed reception rooms, a grand entrance hall, inviting living spaces features a stone fireplace with a wood burning stove. A spacious kitchen and an open plan dining area. Generous sized bedrooms and study. Additional features including a large, well maintained garden and expansive driveway, accessed via a charming gated entrance for added privacy and a four car garage and workshop which could be converted into an annex or holiday let (subject to any necessary permissions). The conservatory, boasts panoramic countryside views. The bathroom is equipped with modern fixtures, including a corner bath and separate shower enclosures. Practical touches such as a fully equipped utility room further enhance day to day convenience. Viewing is highly recommended to fully appreciate what this home has to offer.



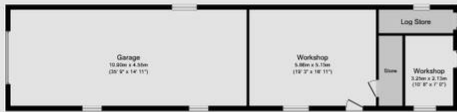
Ground Floor

Floor area 136.2 sq.m. (1,466 sq.ft.)



First Floor

Floor area 99.1 sq.m. (1,067 sq.ft.)



Outbuilding

Floor area 90.8 sq.m. (978 sq.ft.)

Total floor area: 326.2 sq.m. (3,511 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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