





Brynteg, Llanfaelog, Anglesey - £ 415,000


RHOSNEIGR'S LOCAL ESTATE AGENT

9 Brynteg, Llanfaelog, Anglesey, LL63 5TA

Key Features

- Detached Bungalow
- 3 Bedrooms
- Refurbished to a very high standard
- Spacious contemporary open plan living
- Central heating and a wood burning fire
- Luxury bathroom with bath and separate walk in shower
- Utility Room
- Garage and private drive
- Garden to all sides of the property
- Only a mile from the sand dunes beaches and sea
- Close to Rhosneigr
- Cul de sac location close to village shop
- Existing Holiday let income



This Detached Bungalow is situated in a quiet cul de sac just off the A4080 only a mile from Rhosneigr with its renowned sand dunes, beaches and open sea. The property is set in the middle of the plot with gardens to all sides and a sun deck to the rear where one can enjoy the southerly aspect. Number 9 has been refurbished to a very high standard offering light and spacious contemporary accommodation. The entrance porch leads to the central hallway which allows direct access to the living room, bedrooms and bathroom. The utility is situated off the kitchen area. The main living room is open plan incorporating the sitting and dining areas and the fitted kitchen. The Living space is very light with windows to the side and rear and then patio doors opening onto the decking area. The modern style wood burning stove is a feature with a slate hearth. The central heating is serviced from an oil-fired boiler. A full bathroom comprising shower cubicle and a separate bath services the three good size bedrooms. There is a good sized private drive and a garage. The property has the added benefits of a shop close by and other amenities include a doctors' surgery with pharmacy and a village hall and church. There are further excellent amenities in Rhosneigr including a golf course, tennis court, bowling green, library and group activities organised by the local community. We would recommend a viewing is arranged quickly as this bungalow is extremely desirable.



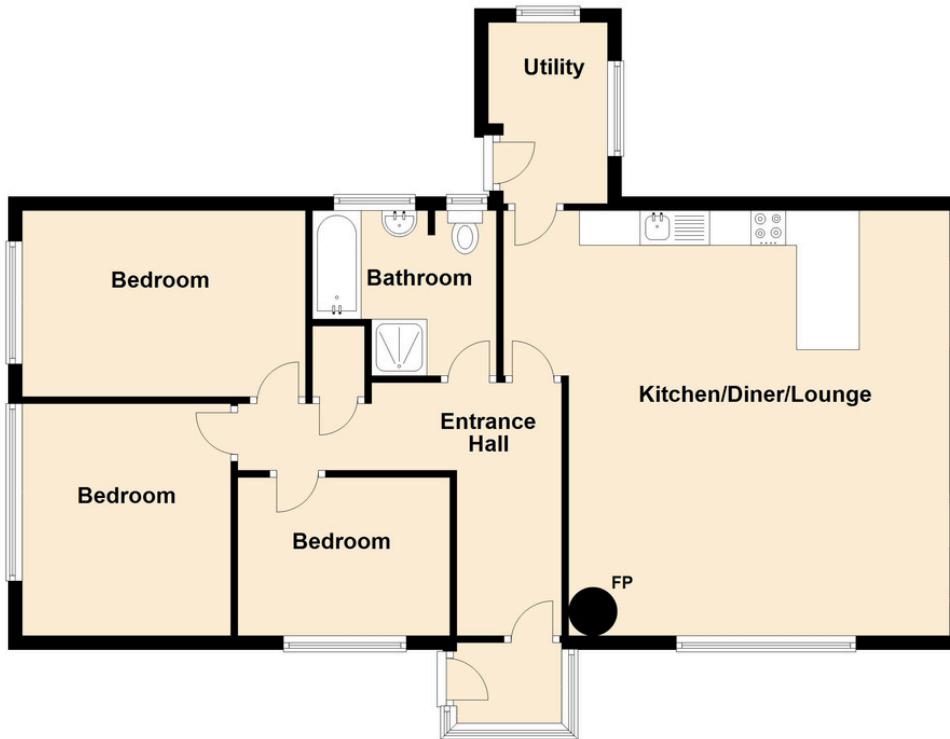
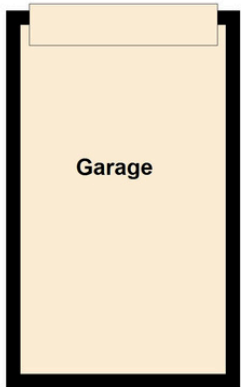






Ground Floor
Approx. 87.9 sq. metres (946.4 sq. feet)

Outbuilding
Approx. 14.9 sq. metres (160.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

9 Brynteg, Llanfaelog

Measurements

Porch

Hallway

Open plan living including Lounge, kitchen and dining area 6.11m x 5.45m

Utility 2.62m x 1.58m

Bedroom one 3.34m x 3.00m

Bedroom two 4.09m x 2.69m

Bedroom Three 3.05m x 2.29m

Bathroom

Garage and Private Drive



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		