



Bryntirion , Pengraigwen, Llannerch-Y-Medd,
Anglesey, LL71 8AT



Price: Offers in the region of £360,000

- Charm, Character & Modern Conveniences
- Extensively refurbished Country Home
- Semi rural views in a small hamlet
- Many interesting features, Oil Heating
- UPVC Double Glazing, Lovely gardens
- Delightful Lounge/Dining room
- Wood burner and feature staircase
- Sun Room, Rear Hall/Utility, 3 Bedrooms
- Impressive fitted kitchen/diner
- Gorgeous Bathroom & Shower room
- Annex, Large garage and workshops





Accommodation - Ground Floor

Vestibule 4' 7" x 2' 7" (1.4m x 0.8m)

Double glazed entrance door, Consumer unit

Open Plan Lounge and Dining room 19' 0" x 13' 3" (5.8m x 4.05m)

Originally 2 rooms and a hallway this room has been opened to create a delightful living space with the feature of a inglenook style fireplace and cosy log burner, the staircase is also a feature of the room. 2 double glazed windows, 2 radiators, steps and double doors to kitchen, step to

Sun room 12' 6" x 6' 7" (3.8m x 2.0m)

A great room to sit in and relax with the country aspect overlooking the farm, with all round double glazing and external door, quarry tiled floor, radiator and an interesting coloured sliding door.

Fitted Country Kitchen and Diner 17' 5" x 10' 10" (5.3m x 3.3m)

Having been redesigned and refitted this room has the unusual feature of a high vaulted ceiling with 4 double glazed roof lights and downlighters to be bright and cheerful. Extensively fitted with marble worktops and an inset sink. provision for a cooker range(purchase optional) built in fridge and freezer, dishwasher, laminate floor, radiator, double glazed window



Rear Hall/Utility area 6' 3" x 4' 11" (1.9m x 1.5m)

Fitted worktop, storage cupboard, cupboard housing washing machine and oil central heating boiler, laminate floor, rear door.

Inner Hall

Feature of the open staircase and the side glass balustrades overlooking the lounge, slate flagged floor, latch style door

Stunning Bathroom 10' 6" x 7' 7" (3.2m x 2.3m)

Again having the vaulted ceiling with roof light and downlighters. Large shower enclosure with tiled walls, glass screen front, mains shower with rainfall head and hand shower. W.C., wash basin, radiator, 2 double glazed windows, slate flagged floor.

First Floor Landing

Vaulted ceiling and roof light, high level cupboard, airing cupboard/wardrobe

Bedroom 1 13' 3" x 7' 7" (4.05m x 2.3m)

Double glazed window, radiator, niche cupboard

Bedroom 2 8' 10" x 7' 7" (2.7m x 2.3m)

Double glazed window, radiator, niche cupboard.

Bedroom 3 7' 2" x 5' 6" (2.19m x 1.68m)

Double glazed window, radiator, shelves

Exterior

To the front there are 2 parking spaces to the gable side and a further front parking bay with steps up to the low maintenance front garden of paving and stoned seating area, small log store, side gate to rear. The rear has a paved pathway to a enclosed private courtyard area with access to the annex and rear door with gate to gable end parking. The garden slopes to the rear with grassed area, higher level rock garden, lower level stoned area with base for hot tub, cold water tap, oil tank and access to rear of garage.

Garage and Workshops 26' 3" x 23' 0" (8m x 7m) to 4.6

Formerly having had two access car doors to front (one now blocked up) with a high roller shutter door leading to the open garage and workshop area with room for 2-3 vehicles including units and sink with a rear workshop (3.5m x 3.0m) and rear door.

Annex

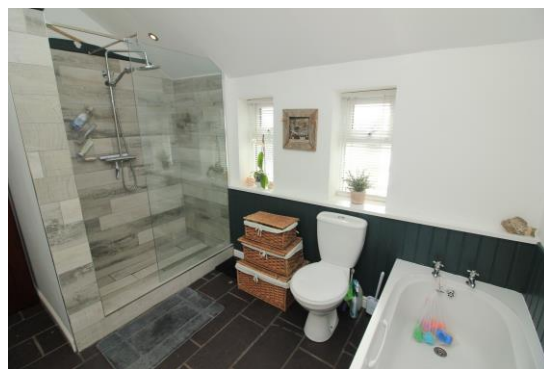
Divided into 3 sections (4.3mx3.0m)(2m x 1.7m)(2m 1.46m) with a shower room and the current owner has used this as overflow accommodation for guests in the summer but could become an airbnb or a studio or a home office ??

Facilities - Oil Central Heating and UPVC Double Glazing

Services - Mains water electricity and drainage

Tenure - Freehold Council Tax Band D

Energy Performance Certificate E

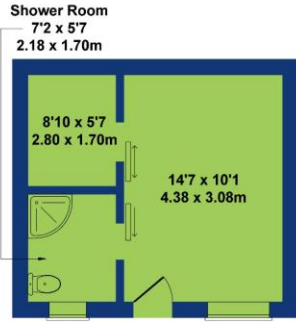


Bryntirion Pengraigwen

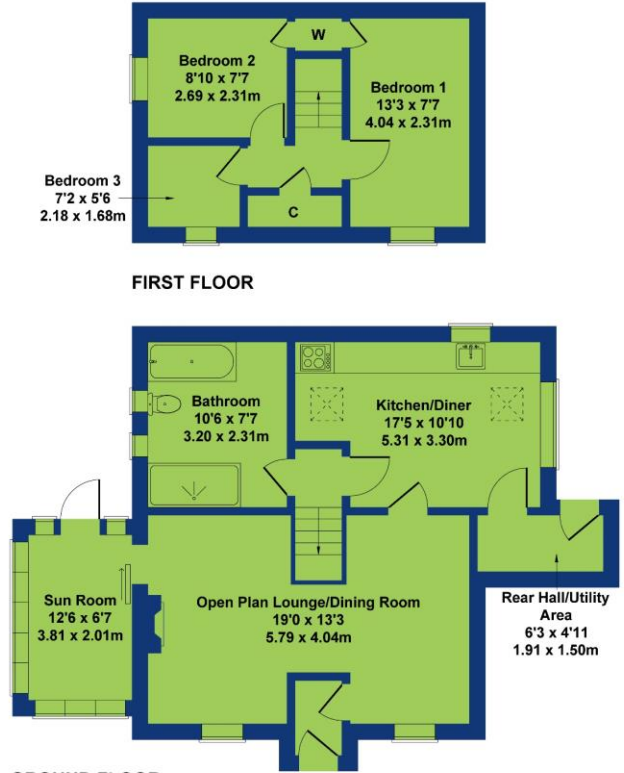
Approximate Gross Internal Area
1768 sq ft - 164 sq m



Outbuilding



ANNEXE



FIRST FLOOR

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		95
81-91	B		
69-80	C		
55-68	D		
39-54	E	47	E

