



Bryn Llwyd Cottage , Burwen, Amlwch,
Anglesey, LL68 0RS



Price: £385,000

- Superb Rural & Country Location & Views
- Stunning Refurbished Traditional Long Welsh Cottage
- Extensively re-modeled tasteful bright interiors
- Open plan Lounge, dining area, Fully Fitted Kitchen
- Potential to use a holiday let – all contents available
- Master Bedroom 1 /En suite, + 2 Bedrooms
- Luxury 4 piece master bathroom, utility room
- uPVC Double Glazing; Oil central heating,
- Off road parking, generous gardens & patios
- EPC E – EV Charging Point





Directions

Follow the A5025 and proceed through Bull Bay. Continue up the hill towards Cemaes Bay. Go past the first left turning for Burwen Road and take the next left turning towards Rhosybol/Rhosgoch. Bryn Llwyd Cottage will be the first property on your left hand side.

Accommodation

Open Oak Framed Canopy Porch

Entrance Hall 16' 5" x 7' 10" (5.0m x 2.4m)

Recess, Tiled floor, Radiator, double glazed window, downlighters, loft access open to inner hall, steps down to

Open Plan Lounge, Dining room and Fitted Kitchen 17' 5" x 16' 9" (5.3m x 5.1m)

An impressive bright and stunning room with its central large roof light and sliding double glazed patio doors to rear, Feature of a fitted wall display unit with its niches and TV recess and fitted electric fire. The Kitchen area is extensively fitted out with a contemporary range of base and wall units with polished marble worktops with upstands, inset sink unit, Built in dishwasher, microwave, fridge, freezer and a fitted cooker range with an overhead concealed extractor. Downlighters, large radiator, 3 double glazed windows, tiled floor.



Utility room 6' 3" x 4' 3" (1.9m x 1.3m)

Off the entrance hall and fitted with base and wall cupboards (consumer unit), upright broom cupboard, housing for washing machine, recess for oil central heating boiler. double glazed window, downlighters.

Inner Hall 25' 11" x 2' 4" (7.9m x 0.7m)

2 uPVC Double Glazed Window, downlighters, radiator.

Master Bedroom 1 15' 5" x 11' 10" (4.7m x 3.6m)

Double glazed window and country view - Timber laminate floor finish, radiator, downlighters, loft access. EN SUITE SHOWER ROOM With walk in shower enclosure and mains fed shower with the rainfall head, vanity unit with wash basin and concealed cistern w.c., double glazed window, chrome heater towel rail/radiator, downlighters, extractor fan.

Bedroom 2 8' 6" x 8' 2" (2.6m x 2.5m)

uPVC Window; Radiator

Bedroom 3 8' 10" x 8' 6" (2.7m x 2.6m)

Double glazed window, radiator.

Luxury Family Bathroom 8' 10" x 5' 11" (2.7m x 1.8m)

Comprehensively refitted with a 4 piece suite comprising a walk in Shower Enclosure & mains fed shower & rainfall head, Jacuzzi Spa Bath, Vanity unit with wash basin ; W.C.; Airing Cupboard & Hot Water Cylinder; Tiled Walls; Radiator; uPVC Window, wall mirror and light.

Exterior

Off road slate stone parking area with EV charging point, Gate and high screen fencing to rear. Slate stoned patio area/additional parking, open store/bbq area, steps up to slate stoned patio garden and front door entrance porch with garden to grass. Further small paddock/garden area being cleared and fenced. Static caravan available to purchase.

Tenure

We understand to be Freehold but confirmation should be obtained via your solicitor prior to purchase.

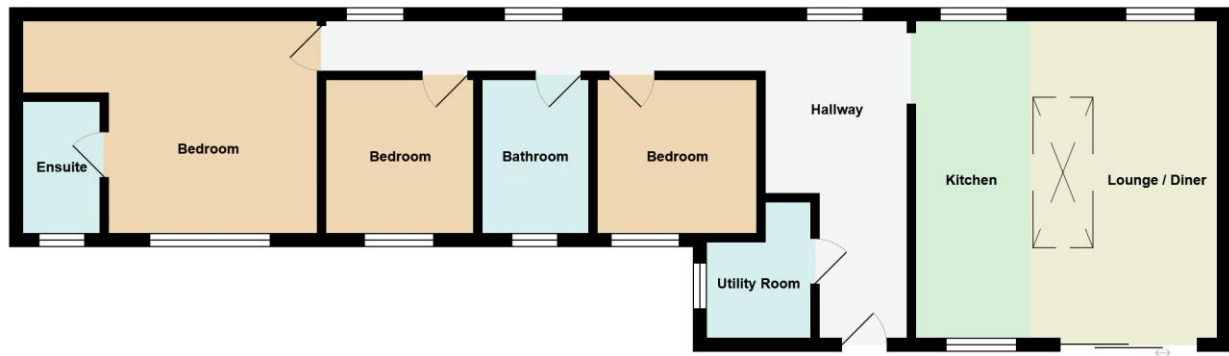
Services

Mains Water, Electric, Private Drainage

Facilities

Replaced Oil Central Heating; uPVC Double Glazing (all 2023/24) EV Charging Point - Fibre to the Premises.

Council Tax 'B' Energy Rating E



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		

