



Tom Parry

Enlli, 29 Bryn Tyddyn, Pentrefelin, LL52 0PE

£299,950

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Tom Parry & Co are delighted to offer for sale this fantastic detached bungalow situated on the popular residential estate of Bryn Tyddyn. This property presents an exceptional opportunity to acquire a beautifully renovated detached house. This delightful property boasts an inviting layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is potential to easily convert the home into a four-bedroom residence, catering to the needs of a growing family or those seeking extra space.

The house is equipped with two modern bathrooms, ensuring convenience for all occupants. The recent extension to the rear enhances the living area, creating a seamless flow between indoor and outdoor spaces. The fully renovated interiors are designed with contemporary living in mind, offering a fresh and stylish environment. The renovations have been undertaken with accessibility in mind, with wide doorways and an accessible wet room.

Outside, the property is complemented by large gardens, perfect for enjoying the outdoors, gardening, or hosting summer gatherings. Additionally, there is parking available for up to three vehicles, providing practicality and ease for residents and guests alike.

Our Ref: C398

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with wood flooring throughout

Kitchen/Diner

with a range of modern fitted wall and base units with worktop over, incorporating a peninsular style island with space for breakfast bar seating; integrated double oven; integrated hob with extractor over; one and a half bowl sink and drainer; integrated dishwasher; space for American style fridge freezer; door to rear porch; sliding glass doors to living room; door to rear porch; picture window overlooking garden; space for dining table and radiator

Living Room

with dual aspect windows including glass door to rear garden; carpet flooring and radiator

Rear Porch

spacious porch with radiator

Bedroom 1 (En-Suite)

with built in wardrobes; carpet and radiator

En-Suite

with shower cubicle; wash basin and low level WC set into vanity unit; heated towel rail and tiled walls and floor

Bedroom 2

with built in wardrobe; carpet flooring and radiator

Bedroom 3

with laminate flooring; built in wardrobes and radiator. This bedroom has been merged into one room - there is therefore opportunity to split it easily to provide a fourth bedroom if required.

Accessible Shower Room/Wet Room

with tiled walls and floor; seated shower; WC with grab rails; wall mounted wash basin and heated towel rail

EXTERNALLY

There is a private driveway to the front and side of the house, leading to the front of a detached garage with separate utility room at the rear. The front drive has a planting area to the side with shale shingle covering and a range of mature plants and shrubs.

The rear gardens are of considerable size, with a smaller gated garden accessible at the rear. The well maintained lawned garden is private with hedged and fenced boundaries - perfect for families!

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold. Currently a main residence.

Council Tax: Band D







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

