

# EGERTON ESTATES



## **Bryn Marian , Marianglas, LL73 8PG**

**£495,000**

A most delightful and picturesque country home, enjoying spacious and well tended gardens in keeping with the character of the dwelling, and situated in a semi rural location within the small hamlet of Marianglas being about 2 miles to the seaside village of Benllech. Upgraded and extended to a good standard, Bryn Marian has the special benefit of a large detached garage with two further rooms giving excellent scope for conversion into an annex, subject to permission. The main house has three reception rooms, modern kitchen, 3 double bedrooms and two bathrooms. It benefits from gas central heating and double glazing and is in very good condition throughout. The feature well tended and established gardens include an excellent summerhouse, and garden pond.  
Most worthy of inspection.



### **Living Room 15'4" x 11'11" (4.69 x 3.64)**

With a feature inglenook style fireplace with slate hearth and timber mantle over and housing a propane gas wood burning effect style stove. Half timber panelled walls, radiator, t.v connection, staircase to the first floor.

### **Dining Room 15'3" x 7'10" (4.65 x 2.40)**

With front and rear aspect windows, and two radiators under. Ceiling beams, fitted display cabinet, ceramic tiled floor, telephone point.

### **Lounge 16'8" x 11'11" (5.10 x 3.64)**

With triple aspect windows making this a naturally light room and with wood burning stove standing on a slate hearth with contemporary tiled backdrop. Double glazed front door. radiator.

### **Kitchen/Breakfast Room 12'1" x 9'7" (3.69 x 2.93)**

Having dual aspect windows to give a lovely outlook over the rear garden. Comprehensive range of modern style base and wall units in a light oak finish with contrasting worktop surfaces and tiled surround. 'Cannon' 6 ring gas oven range with 3 ovens under and with modern extractor over. Integrated fridge/freezer and dishwasher. 1.5 bowl sink unit under a side aspect window. Ceiling spotlighting and under pelmet lighting, tiled floor. Breakfast table area with radiator.

### **Bathroom 8'7" x 6'9" (2.64 x 2.08)**

Having been recently upgraded with a modern suite in white comprising of a wide panelled bath with mixer tap shower attachment. Separate shower cubicle with glazed door and 'Triton' electric shower control. Wash basin with mirror, light with shaver point. W.C. Chrome towel radiator and wall mounted electric wall fan heater. Wall cabinet, tiled floor and half tiled walls.

### **First Floor Landing**

With hatch to the roof space.

### **Bedroom One 12'3" x 10'8" (3.75 x 3.27)**

A light room with side aspect window giving distant views of Red Wharf Bay, and velux roof light. Radiator, cupboard housing a 'Worcester' propane gas fired central heating boiler.

### **Shower Room 8'1" x 5'8" (2.48 x 1.75)**

With a glazed corner shower cubicle with thermostatic shower control, wash basin with shelf, mirror and light/shaver point over. W.C. Tiled floor and half tiled walls, radiator, wall cabinet.

### **Bedroom Two 11'5" x 9'9" (3.48 x 2.98)**

With rear aspect window, radiator, fitted cupboard with shelving.

### **Bedroom Three 15'2" x 8'0" (4.63 x 2.45)**

With dual aspect front and rear windows. Radiator.

### **Outside**

A feature of Bryn Marian are the delightful well tended and mature gardens, extending to about quarter of an acre and surrounding the house to give much privacy. A gate gives access to a tarmacadam open parking area to the front of the garage/annex. To the front of the house is a spacious garden area, enjoying excellent privacy, being part lawn, but extensively planted with mature trees, bushes, shrubs and flower beds. A larger garden to the southern side has a paved pathway to a superb:

### **Summer House 15'8" x 9'1" (4.80 x 2.79)**

Being recently built on a concrete base with a large paved patio to the front. Double glazed double opening doors, and two further double glazed windows. Power connected. In addition is a timber garden shed, greenhouse, further store and outside W.C.

The rear of the property also enjoys good privacy with an older summer house, and large raised garden pond.

### **Garage/Annex**

A detached building close to the property, more recently built of cavity walls under a slated roof and with excellent scope for conversion into an annex (subject to usual consents). The current accommodation provides:

### **Garage/Workshop 27'0" x 13'1" (8.25 x 4.00)**

With motorised 'up and over' door. To the rear is an extensive range of base and wall cupboards with worktop surfaces. Double glazed window, power and light provided.

### **Store Room 12'11" x 11'1" (3.95 x 3.40)**

With double glazed front door and side window. Wall cupboard and shelving.

### **Utility Room 12'11" x 6'8" (3.95 x 2.05)**

With fitted kitchen units with worktop surface and stainless steel sink unit. Recess for a washing machine and ample room for a dryer and freezer. Double glazed outside door and window.

### **Services**

Mains water and electricity. Private drainage. Propane gas central heating.

### **Tenure**

Understood to be freehold and to be confirmed by the vendor's solicitor.

### **Energy Performance Certification**

Band E

### **Council Tax**

Band F

### **Directions**

Take the A5025 towards Amlwch. Turn left signposted Marian-glas. Take the 2nd left turn. Follow the lane to the end, turn right.

Bryn Marian is a little further up the lane, with the gable to the road, and parking spaces on the RHS.

# Floor Plan

## Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



## First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



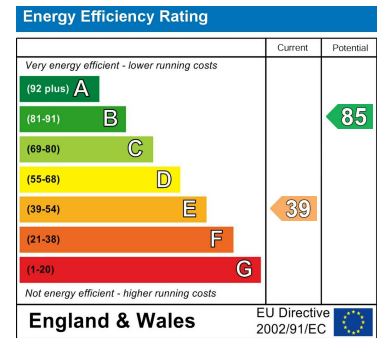
Total area: approx. 125.3 sq. metres (1348.9 sq. feet)

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.

# Area Map



# Energy Efficiency Graph



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