



Ysgybor Glan Yr Afon Uchaf

, Marianglas, LL73 8PH

Offers In The Region Of £389,950

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Ground Floor

Entrance Hall

With pvc double glazed entrance door and side panels, radiator, staircase to the first floor.

Kitchen/Breakfast Room

13'10" x 13'5" (4.21 x 4.10)

Dual aspect windows to enjoy morning sun. With a range of modern style base and wall units in a light timber finish with contrasting worktop surfaces and a 1.5 bowl stainless steel sink unit under a rear aspect window. Recess for a range style cooker with stainless steel splash back and extractor fan over. Light stone aggregate floor covering, radiator, double glazed external door.

Living Room

14'0" x 13'11" (4.27 x 4.23)

With a multi fuel stove and slate hearth. Vaulted ceiling with exposed roof purlins and two velux windows as well as a large double glazed window. Laminate floor covering, radiator.

Bedroom Three

11'5" x 10'7" (3.48 x 3.22)

With fine rural views, Moelfre granite window cill, radiator.

Bedroom Four/Study

10'7" x 5'9" (3.23 x 1.74)

With rural views, Moelfre granite window cill, radiator.

Bathroom

10'6" x 7'3" (3.21 x 2.21)

With a modern fitted white bathroom suite

comprising; Panelled bath with tiled surround, corner shower cubicle with thermostatic shower control and glazed door, wash hand basin with light over, w.c, tiled floor, shelf recess, Moelfre granite window cill, radiator.

Utility Room

14'0" x 8'9" (4.27 x 2.67)

With a worktop surface to one wall with stainless steel sink unit, cupboard under and space for a washing machine and dryer. 'Glow Worm' propane gas condensing central heating boiler, radiator, laminate floor covering, double glazed external door and internal door to garage.

First Floor

Landing

With hatch to roof void.

Bedroom One

16'11" x 12'10" (5.16 x 3.92)

Enjoying a fine view of Llanallgo Church and distant sea views. Radiator, panelled ceiling.

Bedroom Two

13'10" x 13'6" (4.21 x 4.12)

A light room having two large double glazed windows, Radiator.

Outside

The main access to the rear leads to an attached DOUBLE GARAGE 6.07 x 4.64 being a more recent addition with up and over door, power and light provided. Adjoining the garage is a spacious SHED. To the rear of the property is a large concreted area bordered by classic limestone escarpment. Further

untended garden area to the side with steps up to a timber patio which enjoys fine distant sea views.

Services

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

Tenure

Understood to be Freehold (purchasing solicitor should confirm title)

Energy Performance Certificate

Band F 25/73

Directions

From our Benllech office, travel northwards on the A5025 for 2 miles. At the ' Moelfre roundabout' take the first exit for Amlwch. After 0.3 mile, turn left at the sign 'Home Farm' and proceed up this lane for about 500 meters and the property will be seen on the right hand side.

Viewing strictly by appointment with the agent.

Council Tax Band

Band E



Road Map



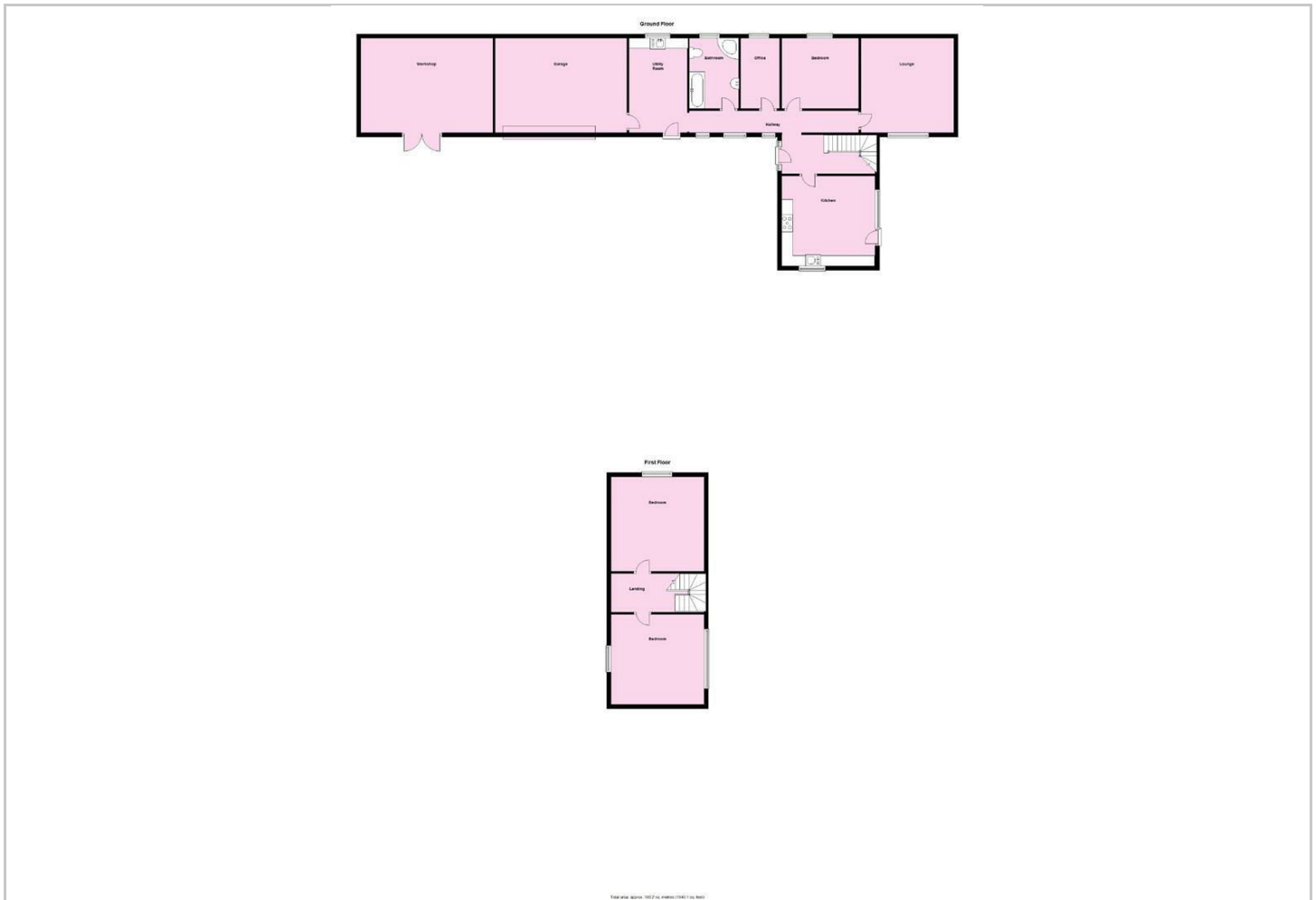
Hybrid Map



Terrain Map



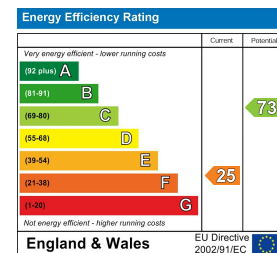
Floor Plan



Viewing

Please contact our Benllech Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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