



# Glan-Ilyn

, Penysarn, LL69 9UP

Price Guide £475,000

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## Conservatory Porch

14'0" x 8'3" (4.29 x 2.52)

Having a double glazed surround and front access door, and enjoying distant sea views and towards Mynydd Eilian.

## Kitchen

16'5" x 8'5" (5.01 x 2.58)

Having a modern range of base and wall units in a light cream laminated finish with contrasting worktop surfaces and tiled surround. Integrated ceramic hob with electric oven under, integrated fridge and recess for a washing machine. Stainless steel sink unit, pantry cupboard, electric room heater and telephone point.

## Farm Kitchen

10'10" x 10'7" (3.31 x 3.25)

Having an oil fired Rayburn stove with adjoining hot water tank and further wall cupboard. Dual aspect windows.

## Reap Porch

8'2" x 6'0" (2.51 x 1.83)

Overlooking the rear garden and having a tiled floor and double glazed outside door.

## Lounge

13'3" x 12'9" (max) (4.06 x 3.91 (max))

With a front aspect window with distant sea views, tiled fireplace and hearth, tv connection, staircase to the first floor.

## First Floor Landing

With hatch to the roof space.

## Bedroom 1

Having dual aspect windows, electric heater, tv connection.

## Bedroom 2

9'4" x 8'6" (2.86 x 2.60)

Enjoying fine sea views to the front, electric room heater.

## Bedroom 3

8'1" x 7'9" (2.48 x 2.38)

Again with fine sea views to the front, tv cable.

## Bedroom 4

8'0" x 7'10" (2.45 x 2.40)

With rear aspect window, electric shower room.

## Shower Room

8'6" x 6'9" (2.61 x 2.06)

With corner shower cubicle with electric shower control, wash hand basin, WC, radiator

## Outside

To the front of the farm house is a large concreted yard area which gives ample off road parking and access to the adjoining garage and sheds and continues down to the main concreted farm yard.

To the rear is a lawned garden area with vegetable garden and greenhouse.

## Outbuildings

A feature of Glan-Ilyn farm are the very extensive range of farm buildings which would complement a much larger farm unit and from previous use as a dairy farm and more recently as a stock rearing farm. There are also a good range of Stables provided.

## Garage and Shed

26'2" x 15'8" (8.00 x 4.80)

Adjoining the house and two partitioned areas and WC. Linked to the garage is a further SHED 15.0 X 5.5

## Stable 1

13'1" x 11'5" (4.0 x 3.5)

With good headroom.

## Stable 2

19'8" x 12'9" (6.0 x 3.9)

Good headroom

## Stable 3

12'9" x 11'1" (3.9 x 3.4)

Good headroom

## Feed Store

15'8" x 11'5" (4.8 x 3.5)

Water tap

## Workshop

19'8" x 8'10" (6.0 x 2.7)

With power and water.

## Cubicle Shed

68'10" x 23'7" (21.0 x 7.2)

With cubicles to tie 35 and central alley, water supply.

### Former Parlour

24'3" x 15'1" (7.4 x 4.6)

With adjoining Dairy.

### Calf Shed

25'11" x 20'11" (7.9 x 6.4)

### Bottom Yard

At the bottom of the farmstead is a very large concreted yard area with an older style Slurry ramp and access to:

### Loose Box

21'11" x 11'5" (6.7 x 3.5)

### Loose Box 2

21'11" x 11'1" (6.7 x 3.4)

### Loose Box 3

22'3" x 12'9" (6.8 x 3.9)

### Loose Box 4

16'0" x 12'5" (4.9 x 3.8)

### Loose Box 5

14'1" x 13'5" (4.3 x 4.1)

### Former Pig Sty

31'9" x 18'0" (9.7 x 5.5)

With 5 enclosures.

### Atcost Hay Barn

49'2" x 24'7" (15.0 x 7.5)

With lean-to Machinery Store 15 x 4.3

### Land

Extending to just over 12 acres, the land is in mostly good heart, the majority capable of cultivation with a central access track and natural water supply

### Services

Mains electricity.

Mains water supply and private drainage.

### Tenure

The whole is understood to be freehold and will be sold with vacant possession.

### Council Tax

Band C

### Energy Efficiency

Band F

### Agents Notes

Two public footpaths cross the land.

It is understood that the private lane leading down to the entrance of Glan Llyn is adopted by the Local Authority.

### Directions

Passing the village of Penysarn on the A5025 road to Amlwch. Pass the bus-stop on the right. Approx 100 meters on the right (on the brow of the hill, where on the right there is a lane before two bungalow), turn right down that lane and proceed to the far end of the track, bearing left until you see the sign for Glan-llyn.



## Road Map



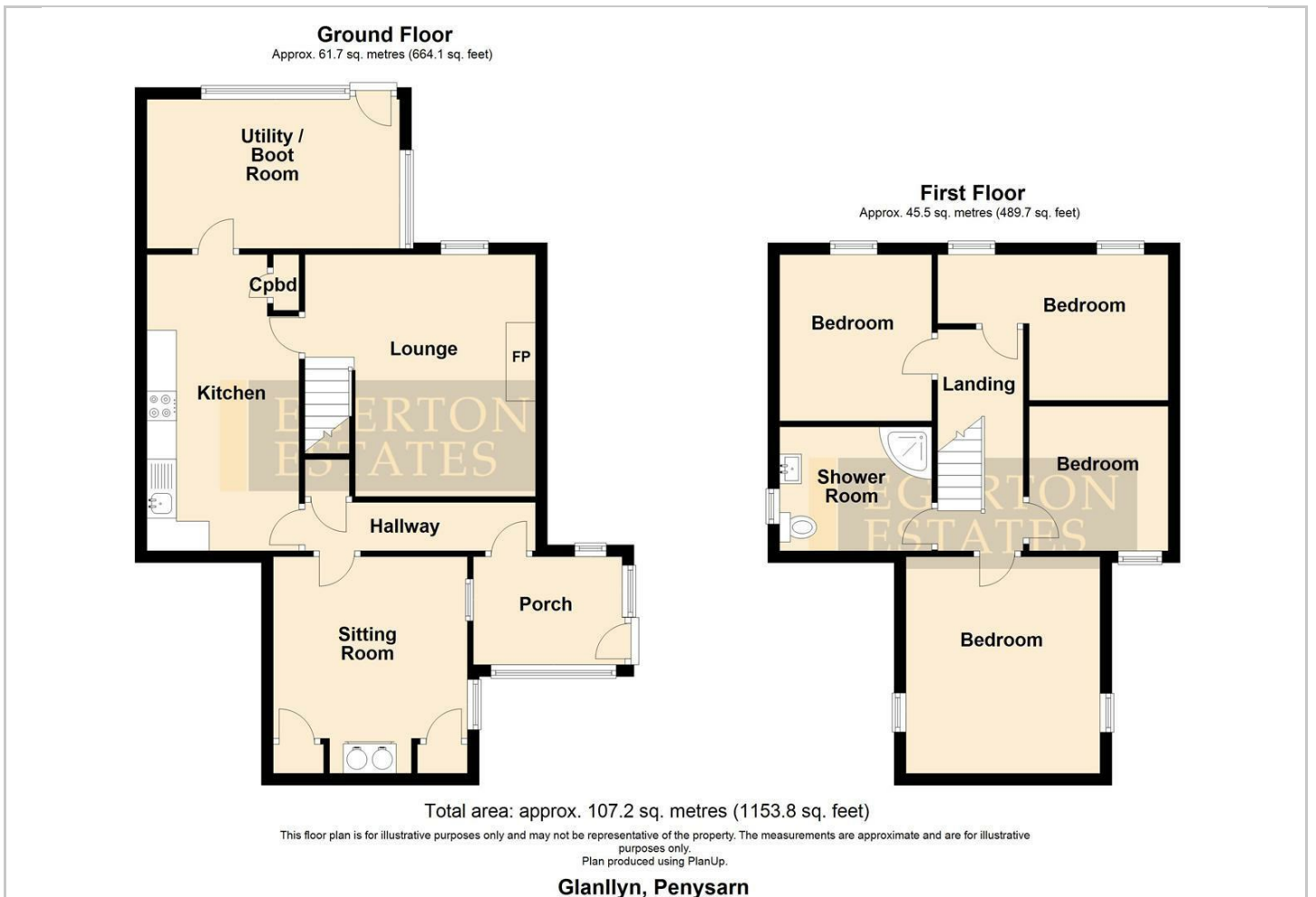
## Hybrid Map



## Terrain Map



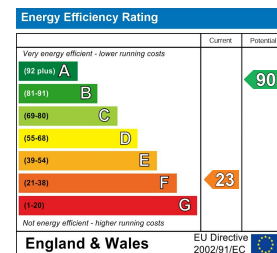
## Floor Plan



## 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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