

EGERTON ESTATES



2 Tan Y Marian Uchaf , Brynteg, LL78 8JS **Offers In The Region Of £269,500**

A charming character cottage, situated in a quiet rural location just outside the village, and just over a mile to the seaside village of Benllech, being convenient for the sandy beaches at Traeth Bychan and Benllech.

Having a peaceful rural position, the cottage has been modernised and extended to a good standard, giving comfortable and spacious accommodation to include a living room with feature stone inglenook, a fully fitted kitchen/breakfast room, modern bathroom, and two double bedrooms. There is off road parking for two cars and manageable gardens to front and rear.

Living Room 14'1" x 11'4" (4.31 x 3.47)

With a feature exposed stone inglenook with timber lintel, and housing a wood burning stove on a stepped slate hearth. Part vaulted ceiling with exposed roof beams, light timber laminated flooring, t.v connection, radiator.

Inner Hall

With staircase to the mezzanine bedroom, laminate timber flooring, radiator and a cupboard. Access to:

Kitchen/Breakfast Room 14'10" x 7'11" (4.54 x 2.43)

Plus recessed dining area, having a good range of modern base and wall units in a contemporary light grey finish with contrasting worktop surfaces and tiled surround. Integrated fittings include a ceramic hob with matching grey splashback and extractor over, dishwasher and integrated washing machine. Space for a fridge/freezer, stainless steel sink unit under a wide aspect window and double opening and double glazed french style doors to the rear garden. Recess for a dining table with integrated bench seat, radiator. Cupboard housing a propane gas central heating boiler.

Bedroom One 10'0" x 8'8" (3.07 x 2.66)

With a modern range of integrated wardrobes in a light grey finish with fitted wall mirror. Front aspect window, t.v connection and radiator.

Bathroom 9'10" x 5'10" (3.01 x 1.78)

Having been recently refitted with a white suite comprising a 'P' shaped panelled bath with both a mixer and electric shower over, and glazed shower screen. Wash basin in a vanity cupboard and with a very wide mirror over, w.c. Towel radiator.

Mezzanine Bedroom Two 11'7" x 11'2" (3.54 x 3.41)

A delightful feature bedroom, with glazed screen to look down on the living area. Twin aspect windows ensures good natural daylight, and with radiator, t.v connection. Part restricted headroom.

Outside

Being a short distance from the B5110 Brynteg to Marianglas road, the cottage is set back to give an off road parking area for two cars, together with a small paved patio to sit outside. To the rear is a well screened and manageable garden area, presently paved and to give a good area to sit out and enjoy all day sunshine.

Agents Notes

The cottage is a long established holiday let, and can be available furnished and as a 'going concern'. Subject to negotiation.

Services

Mains Water and Electricity.
Private drainage.

Propane gas central heating system.

Light timber pvc double glazed windows and doors throughout.

Tenure

The property is understood to be freehold, and this will be confirmed by the vendor's conveyancer.

Energy Performance Certificate

Band F

Council Tax Band

Currently registered as a holiday let-previous band D

Viewing

By appointment with Egerton Estates Benllech 01248 852177

Directions

From Benllech take the Brynteg road B5110 from the Tesco square At the California Public House take the right for Marianglas. Continue on this road for a few miles

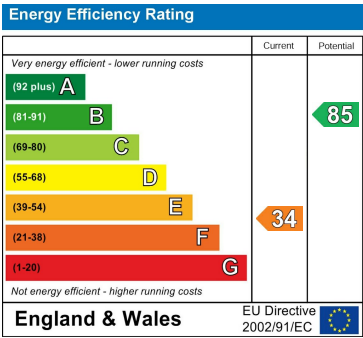
When you spot the black and white sign on the RHS Eglwys Llanfair M.E Church. Take the left turn opposite. The property is up the road on the RHS.

Floor Plan

Area Map



Energy Efficiency Graph



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