

EGERTON ESTATES



Bryn Marian , Marianglas, LL73 8PG

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.

Offers In The Region Of £475,000

Bryn Marian

, Marianglas, LL73 8PG



Living Room

15'4" x 11'11" (4.69 x 3.64)

Dining Room

15'3" x 7'10" (4.65 x 2.40)

Lounge

16'8" x 11'11" (5.10 x 3.64)

Kitchen/Breakfast Room

12'1" x 9'7" (3.69 x 2.93)

Bathroom

8'7" x 6'9" (2.64 x 2.08)

First Floor Landing

Bedroom One

12'3" x 10'8" (3.75 x 3.27)

Shower Room

8'1" x 5'8" (2.48 x 1.75)

Bedroom Two

11'5" x 9'9" (3.48 x 2.98)

Bedroom Three

15'2" x 8'0" (4.63 x 2.45)

Outside

Summer House

15'8" x 9'1" (4.80 x 2.79)

Garage/Annex

Garage/Workshop

27'0" x 13'1" (8.25 x 4.00)

Store Room

12'11" x 11'1" (3.95 x 3.40)

Utility Room

12'11" x 6'8" (3.95 x 2.05)

Services

Tenure

Energy Performance Certification

Council Tax

Direcetions



Directions



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF
Tel: 01248 852177 Email: enquiries@egerton-estates.co.uk <https://www.egerton-estates.co.uk>

