

# EGERTON ESTATES



**Cilgwyn Bull Bay Road, Amlwch, LL68 9EA**

**£565,000**

A character period property, individually designed and built in 1946, being positioned within spacious grounds of about 1/3 of an acre, backing onto farmland being set well back off the coast road to enjoy distant views to the front and over farmland to the rear. Having been modernised and extended, and with a new 'Wren' kitchen in 2022, replacement double glazing (2022) and new boiler (2022). Cilgwyn offers spacious family accommodation having four reception rooms, four bedrooms, two being en-suite and a family bathroom. Ample off road parking and large garage and well tended gardens to include a fish pond, BBQ and patio area in the secluded rear garden.

Well worthy of internal inspection.

### Entrance Porch

With a composite entrance door, quarry tiled floor, radiator with space over to hang coats.

### Reception Hall

With feature woodblock floor and dog-leg staircase to the first floor with curved banister, and stained glass window at half landing level. Original picture rail, radiator.

### Cloakroom

With w.c., washbasin with storage under, tiled floor and mostly tiled walls. Understairs store.

### Lounge 22'7" x 13'11" (6.89 x 4.26)

To include a large front walk-in bay window overlooking the front garden and double glazed door to the front. Feature woodblock floor to the main lounge area and superb original tiled fireplace and hearth with recess over and fitted wall mirror over. Picture rail, large rear aspect window with radiator under. T.V connection.

### Sitting Room 11'5" x 10'11" (3.49 x 3.35)

With large rear outlook window overlooking the rear garden with radiator under. Feature woodblock floor and original picture rail.

### Living Room 13'6" x 11'0" (4.14 x 3.36)

Again with the exposed woodblock floor. Fireplace opening with inset multi fuel stove on a stone hearth. Front aspect window with radiator under, and double opening doors to:

### Dining Conservatory 17'8" x 9'10" (both max) (5.41 x 3.00 (both max))

Partly used as a dining area being adjacent to the kitchen, and with a double glazed surround to three sides enjoying a private outlook over the rear garden. Tiled floor, radiator, wall lights, double opening doors to the rear garden.

### Kitchen 13'6" x 6'10" (4.14 x 2.10)

Being recently fitted by Wren in a light blue finish comprising of base and wall units with quartz worktops and upstands. Integrated 'Neff' eye level double oven, 'Bosch' induction hob with concealed extractor fan with light over. Integrated 'Neff' dishwasher, deep pan drawers, waste drawer with recycling bins, integrated fridge, composite sink unit with brushed stainless steel monobloc tap. Tall wall radiator, tiled floor.

Door to :

### Utility Room 13'5" x 7'11" (4.11 x 2.42)

With matching light blue base and wall units to the main kitchen with quartz worktop surfaces with space for a washing machine, wine cooler, composite sink unit with brushed steel monobloc tap, wall shelving and tiled floor. Recess for an American style fridge/freezer, upright radiator and composite door to the rear. Hatch to the floored loft

space with fitted ladder and housing a modern (2022) gas boiler.

### First Floor Landing

With linen cupboard.

### Bedroom One 13'11" x 10'10" (4.25 x 3.31)

With large front aspect window with views of Mynydd Parys and with radiator under. Fitted wardrobes to one wall, t.v connection.

### En-suite

With shower enclosure with modern electric shower control, wash basin with cupboard under, w.c and wall cupboard.

### Bedroom Two 13'11" x 11'3" (4.25 x 3.44)

With rear aspect window enjoying a rural outlook over farmland and with radiator under. Fitted wardrobes to one wall.

### En-suite

With shower enclosure and thermostatic shower control, wash basin, w.c and wall cabinet.

### Bedroom Three 11'4" x 10'11" (3.46 x 3.34)

With rear aspect window enjoying an open outlook with radiator under. Fitted wardrobes to one wall, wall mounted T.V.

### Bathroom 8'11" x 8'3" (2.74 x 2.52)

With a four piece suite in white comprising a panelled bath, shower enclosure with modern electric shower control. Wash basin, w.c. Fully tiled walls and floor. Radiator.

### Bedroom Four 13'7" x 8'11" (4.15 x 2.74)

With dual aspect windows, radiator. Fitted wardrobes to one wall.

### Outside

Double opening hardwood gates lead to a tarmacadam drive which sweeps around to the garage to the side of the house. A spacious brick paved area gives an additional open parking area. The large front garden is mostly lawn but with several mature trees and shrubs, together with a good sized fishpond with water feature.

Additional good sized and private rear garden with a tall stonewall boundary and gate leading onto a public footpath which leads to the coastal path and headland with superb sea and coastal views.

The rear garden incorporates a spacious timber deck patio with fittings for a hot tub (can be purchased separately) and a further BBQ area with built in BBQ and fitted gazebo style covering. Timber garden shed. Further pond area to the rear of the garage.

### Garage 17'10" x 14'3" (5.45 x 4.35)

With original front roller door and rear personal door. Wall shelving, cupboard and worktop. Timber stairs

to a large floored attic area, which is presently carpeted and suitable as a t.v room.

### **Services**

All mains services connected.

Gas central heating (boiler 2022)

Double glazed windows and doors.

### **Tenure**

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

### **Energy Performance Certificate**

Band D (60/74)

### **Council Tax Band**

Band F

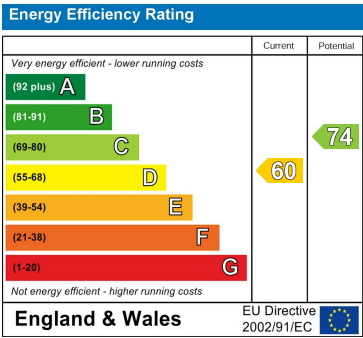
Floor Plan



Area Map



Energy Efficiency Graph



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