



Bwthyn Gwyn Lon Uchaf Brynsiencyn LL61 6UF  
Freehold Detached  
OFFERS OVER £400,000

- Delightful Stone Built Detached Home On Outskirts Of Village Located Down A Quiet Country Lane With No Onward Chain
  - 3 Bedrooms/2 Bathrooms/2 Receptions/2 Attic Rooms
  - Stunning Sea, Countryside & Mountain Views Along With Caernarfon Castle
  - Beautiful Cottage Style Gardens With Gated Drive Off-Road Parking & Seating Areas & Pond
- Feature
- Very Useful Implement Building & Summer House Currently Used As A Workshop
  - Situated In a Semi-Rural Setting With Path Nearby Down To Coast
  - Services Mains Electric, Mains Water, Mains Drains Central Heating Oil Fired Central Heating

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A Character Detached Stone Built Home Located In A Semi Rural Position On The Outskirts Of The Village Of Brynsiencyn, Boasting Stunning Sea, Countryside & Mountain Views Along With Impressive Views Of Caernarfon Castle. Bwthyn Gwyn Is Set Within Delightful Cottage Style Established Gardens With Gated Drive Off-Road Parking, A Seating Area & Pond Feature. Outside Storage Comes In The Form Of A Summer House/Workshop & A Useful Implement Building. Brynsiencyn Is In Close Proximity To Several Beautiful Beaches On The Island Of Anglesey. Some Popular Options Include The Nearby Newborough Beach, Which Is Known For Its Stunning Sand Dunes And Views Of Eryri (Snowdonia)..Other Attractions In The Area Include Anglesey Sea Salt, (Halen Mon) Foel Farm Park And Anglesey Sea Zoo Which Are Easily Accessible Via A Public Pathway Very Close By Through The Countryside Passing Perthidun Burial Chamber Or By Vehicle. Viewing Both Internally Is Highly Recommended & The Property Also Benefits From Having No Onward Chain

The accommodation which benefits from oil fired central heating and double glazing briefly comprises a solid oak door into the reception hallway benefiting from plenty of natural light with stairs to first floor landing and doors leading off into the study/office/sitting room/dining room with a door through into the spacious kitchen/diner/breakfast room with tiled flooring throughout along with base and wall storage cupboards with complementary granite work surfaces, island unit with solid block work surface and granite inlay, Neff Integrated double oven with integrated microwave over, extra wide gas hob with glass chimney style extractor over, semi integrated dishwasher American style fridge freezer with tall storage to either side, exposed brick walls, French style doors leading out to the drive and gardens, door to a utility area. Continuing off the reception hallway are doors leading off into bedroom 1 and bedroom 2 with built in cupboard and completing the ground floor accommodation is a shower room briefly comprising corner shower cubicle with mains shower, pedestal wash hand basin, low flush Wc, tiled flooring and complementary wall tiling and vertical heated towel rail.

The first floor comprises a spacious landing area with alternate tread wooden stairs to loft conversion and doors leading off into a very generous living room with a log burner stove with a period fireplace surround, door off into a kitchenette and sliding doors leading out onto a small balcony with space for table and chairs, boasting stunning views of the Menai strait, countryside, mountains and Caernarfon castle, together with countryside views to other window aspects. Continuing off the landing is a door leading off into the main bedroom with a bank of built in wardrobes and a door leading into the en suite briefly comprising a free standing bath with portable mixer tap, corner shower cubicle with main shower, pedestal wash hand basin, Wc with low level cistern, chrome heated towel rail and complementary floor and wall tiling. Completing the accommodation is a loft conversion with two further rooms ideal for use as attic bedrooms together with an enclosed Wc briefly comprising a low flush Wc and wash hand basin.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Externally

There is a mature garden that stretches the length of the property and sweeps round to the back. The garden currently displays a variety of plants, trees and shrubbery, there is a pond with functioning water features plus a well and functioning antique pump. The garden is privatised by tall hedgerows and a charming stone wall, there is off-road parking to the side of the property. The garden also has fantastic storage features with an implement building, a summer house, which is currently used as a workshop, and a garden storage shed.

### Location

Brynsiencyn is well-connected by road. The A4080 road provides easy access to other parts of Anglesey. Llanfairpwllgwyngyll is just 5 miles away and boasts a wide range of facilities including Doctor and Dentist Surgeries, Dispensing Chemist, Garage, Hairdressers, various food shops and takeaways as well as a Railway station and range of bus and taxi services. The nearby towns of Menai Bridge (approximately 7 miles away) and Llangefni (approximately 5 miles away) offer further facilities and Bangor City (approximately 9 miles away) boasts a large General Hospital and University as well as a Main Line Station to London Euston. The A55 expressway, located a short distance north of the village, offers links to mainland Wales and beyond.

### Beaches and Attractions:

Brynsiencyn is in close proximity to several beautiful beaches on the island of Anglesey. Some popular options include the nearby Newborough Beach, which is known for its stunning sand dunes and views of Snowdonia.

Other attractions in the area include Anglesey Sea Salt, (Halen Mon) Foel Farm Park and Anglesey Sea Zoo, where you can explore marine life, Plas Newydd (National Trust) and Pili Palas Nature World, an interactive farm and butterfly centre. Overall, while Brynsiencyn is a small village, it offers a peaceful rural setting with access to nearby towns, schools, shops, and beautiful natural attractions.

Council Tax Band D £1959.66 2024/2025

### Exact Location

what3words ///linguists.frogs.soothing

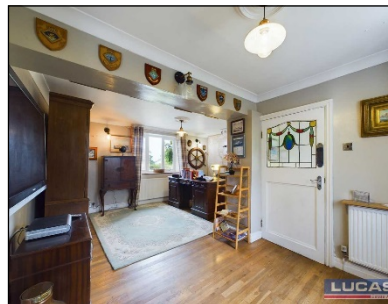
<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

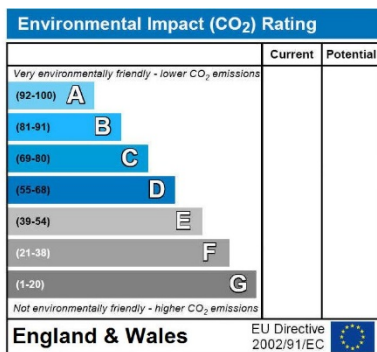
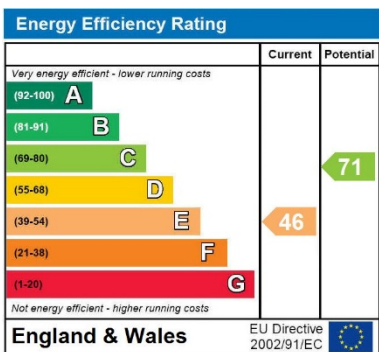
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

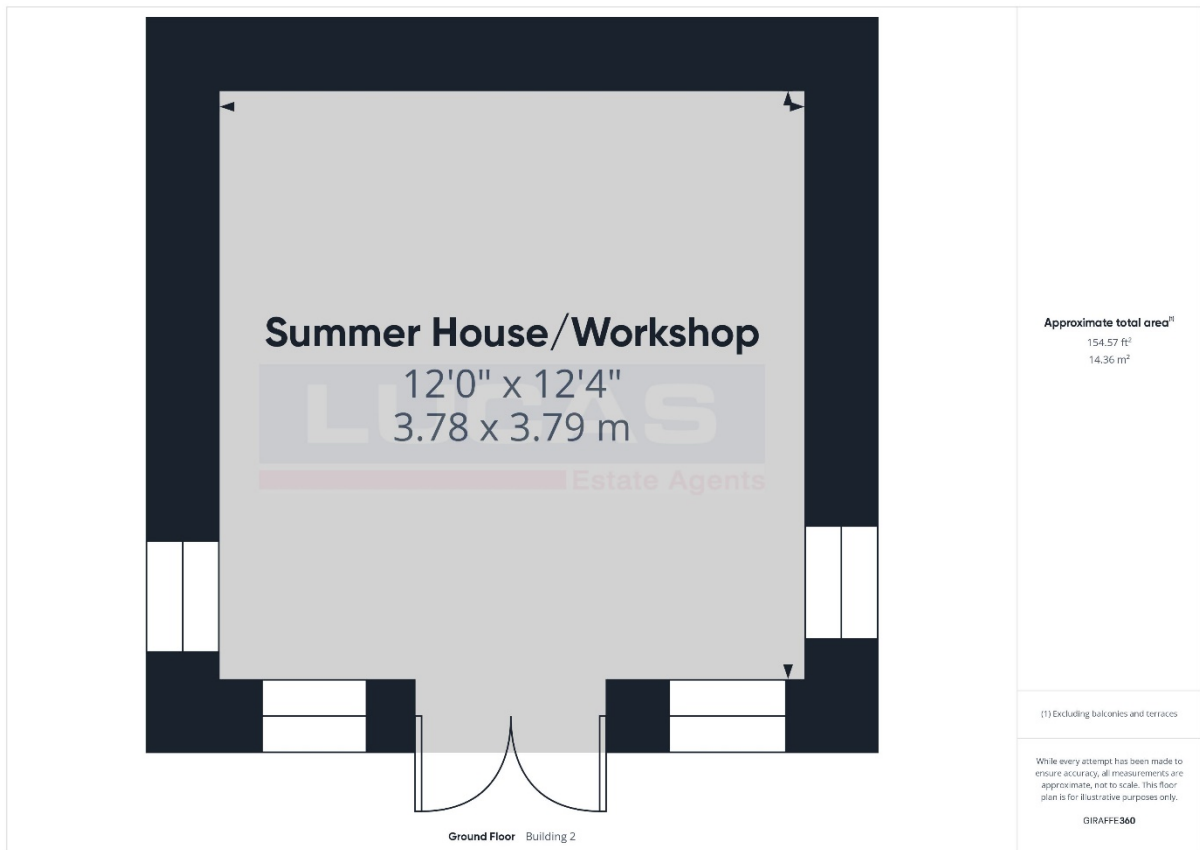
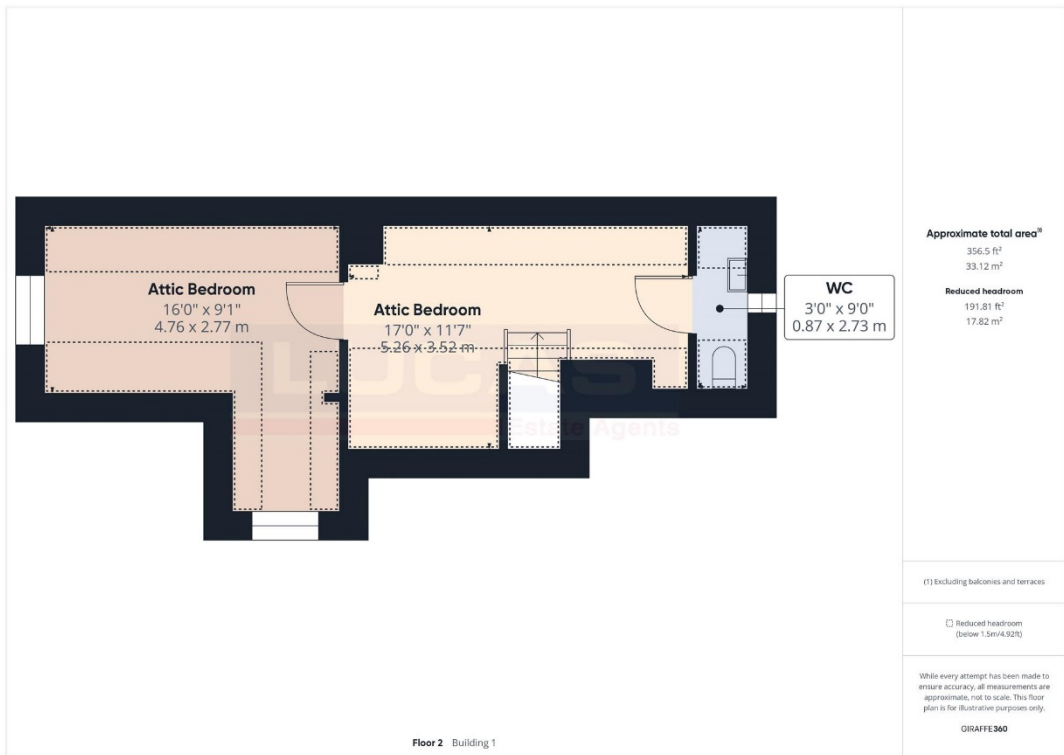


<https://find-energy-certificate.service.gov.uk/energy-certificate/0131-2416-8010-2627-9991>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.