



**Brynteg, Isle Of Anglesey, LL78**

**Guide Price: £490,000**

*Freehold*



## Brynteg, Isle Of Anglesey, LL78

Set on a fabulous-sized plot of approximately 1/3 of an acre, this beautiful bungalow in Brynteg offers a perfect blend of comfort, space, and convenience. Securely enclosed with gated access to the front, the property provides ample parking along with a detached garage featuring an up-and-over door. The well-established front gardens boast a lawned area, complemented by an array of flowering plants and shrubs, creating a welcoming first impression.

The south-facing rear garden is a true highlight, accessible via gated side access. Designed with relaxation and entertaining in mind, the outdoor space features a patio area ideal for hosting guests, along with charming sections throughout, a pizza oven, and neatly maintained hedge boundaries offering privacy.

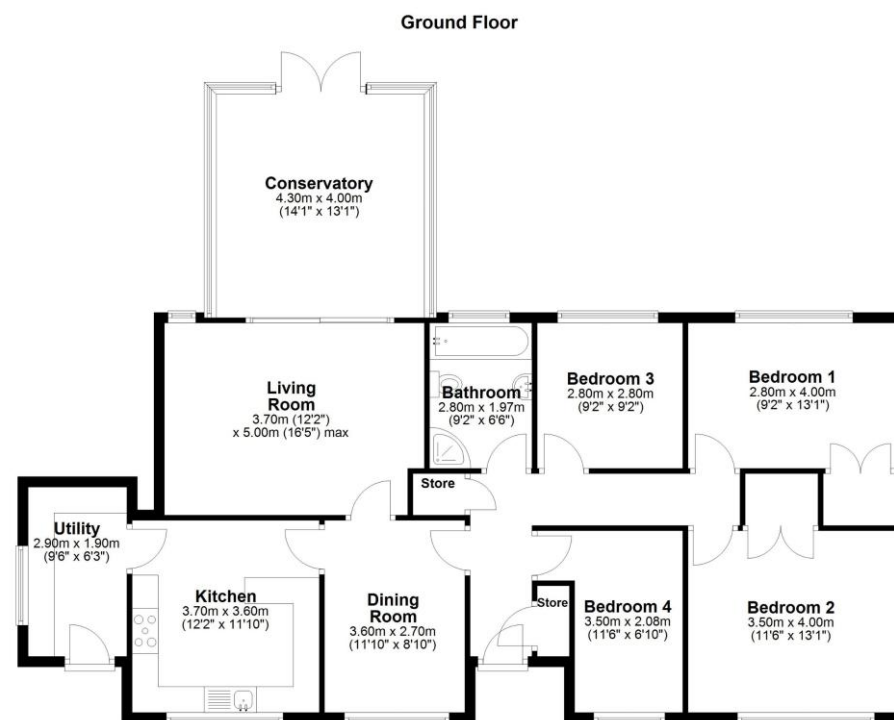
Internally, the property is just as impressive. The entrance hallway includes a convenient cloak cupboard, leading into a stunning dining room that seamlessly opens into the well-appointed kitchen. The kitchen is fitted with a range of base and eye-level units and includes an integrated dishwasher, oven, extractor, and hob. Adjacent to the kitchen, a separate utility room provides additional space for appliances.

The living room is spacious and inviting, featuring fitted shelving on either side of the chimney breast. Sliding doors lead into a conservatory with a solid roof, where French doors open out to the rear garden, allowing plenty of natural light to flood the space.

The bungalow comprises four bedrooms in total. The main bedroom is a comfortable double with an en-suite toilet. Bedroom two is another generous double with a small walk-in wardrobe, while bedroom three is also a double. The fourth bedroom is currently used as an office but could easily accommodate a single bed if needed.

A well-fitted bathroom completes the living space, boasting a four-piece suite for added luxury. Additionally, a handy loft space with a drop-down ladder provides extra storage, featuring exposed beams, two Velux windows, and housing for the water tank. The property also benefits from benefits from recently fitted solar panels and a air source heat pump heating system.

Situated in the charming village of Brynteg, this bungalow enjoys an enviable location just a stone's throw from the stunning Red Wharf Bay and the popular Benllech Beach. The area is renowned for its breathtaking coastal scenery, offering picturesque walks, golden sandy beaches, and a wealth of outdoor activities. Brynteg provides a peaceful, semi-rural setting while still being conveniently close to local amenities, including shops, cafés, and restaurants in nearby Benllech. For golf enthusiasts, the well-regarded Storws Wen Golf Club is just a short distance away. With excellent road links across Anglesey and easy access to the mainland via the A55, this is a perfect spot for those seeking a tranquil coastal retreat with the convenience of modern living.



- Freehold
- EPC Grade E
- Council Tax Band F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855  
E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)  
[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man  
Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

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