



21 Stad Brynteg

Llansadwrn, Menai Bridge, LL59 5ST

Offers In The Region Of £369,995



A spacious well proportioned detached family house, situated in a semi rural village, on an established and popular cul de sac estate enjoying distant mountain top views, and considered convenient for both the towns of Menai Bridge and Beaumaris and about 8 miles to the City of Bangor. Having a large garden to the rear, and meticulously maintained by the current owners, the property is considered ideally suited for a growing family with the well planned and contemporary internal lay out providing entrance hall with cloakroom, lounge with marble surround fireplace and double opening doors to the rear garden, sitting room which has a wide opening to an open plan and contemporary fully fitted kitchen/dining room with outside doors to the patio and adjoining spacious Utility room. To the first floor are four bedrooms and bathroom. Ample off road parking and garage and large gardens on this corner plot. Oil central heating and double glazing. Well worthy of inspection and well priced for a quick sale.



Entrance Hall

With oak flooring, radiator, telephone connection

Cloakroom off

Having a WC wash basin and oak flooring.

Store Room

Housing the oil fired boiler, wall shelving.

Lounge 14'8" x 13'8" (4.48 x 4.19)

A naturally light room with both a front aspect window and a rear aspect double glazed patio door opening onto a paved patio and access to the garden. Contemporary raised marble stone fireplace with hearth and inset electric room heater. Ceiling down lights, tv connection, radiator.

Sitting Room 9'11" x 9'1" (3.03 x 2.78)

Ideally suited as a tv room with front aspect box window with radiator under, oak flooring. Wide opening to:

Kitchen/Dining Room 19'3" x 10'8" (5.87 x 3.27)

Being open plan.

Kitchen area

Having a modern range of base and wall units in a matt white finish with contrasting quartz stone worktops and upstands and with an integral 1.5 bowl sink unit under a front aspect window. Integrated fittings include an eye level double oven, ceramic induction hob with extractor over, fridge/freezer and dishwasher. Glazed display units, tiled floor, access to adjoining utility room.

Dining Area

Having a double glazed and double opening door onto an outside patio area, oak flooring, radiator

Utility Room 7'9" x 7'8" (2.37 x 2.36)

with ample storage cupboards with worktop and space under for a washing machine and dryer. Radiator, outside door.

First Floor Landing

Having a shelved linen cupboard with radiator.

Bedroom 1 14'8" x 10'4" (4.48 x 3.16)

With front and rear aspect windows, distant mountain views, radiator.

Bedroom 2 14'4" max x 10'4" (4.37 max x 3.16)

Having both a gable and velux window, radiator.

Bedroom 3 11'8" x 9'2" (3.57 x 2.80)

With front and rear aspect windows, timber laminated flooring, radiator.

Bedroom 4 9'3" x 8'7" (2.82 x 2.63)

Presently used as a study, with laminated flooring radiator.

Bathroom 6'5" x 6'2" (1.98 x 1.89)

Having a modern suite in white comprising of a panelled bath with electric shower over and glazed shower screen, wash basin, WC tall towel radiator, fully tiled walls.

Outside

Access of the estate road into a small cul de sac leads to a Garage and with further off road parking to the side for two cars.

A feature of the property is the very spacious size of the plot, with a large open area to the front laid to grass. Access to either side of the house leads to a more private an spacious rear garden area, enjoying a southerly outlook, being mostly lawn with shrubs and bushes and a paved patio adjacent to the house. Timber garden shed.

Garage 18'7" x 9'2" (5.67 x 2.81)

Having an up and over door, power and light, wall shelving and timber work bench.

Council Tax

The property is council tax band F.

Energy Performance Rating

Band E.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Oil fired central heating.

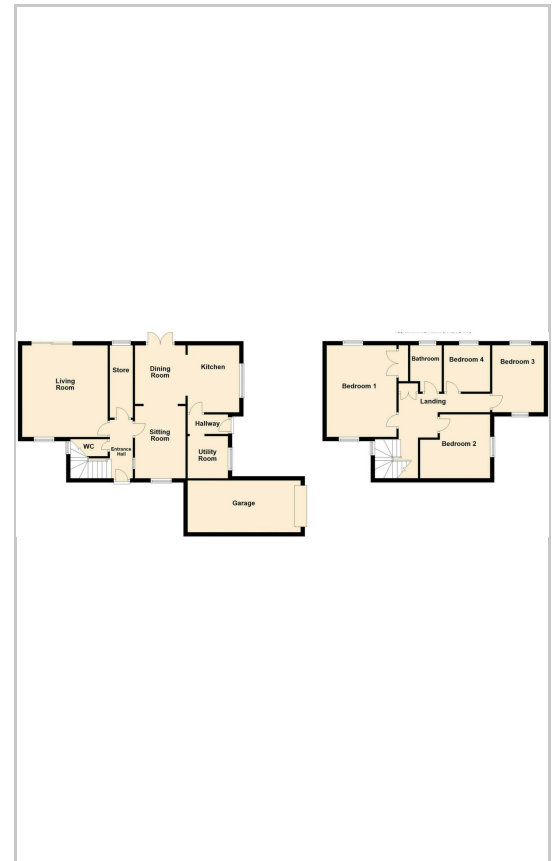
Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors will confirm title.

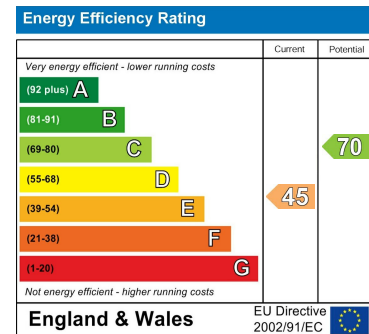
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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