



Tyn Y Giat , Llanfairpwllgwyngyll, LL61 6UA
Offers In The Region Of £224,500

An attractively modernised semi-detached cottage in a central village location offering charm and convenience. Tastefully modernised by the current owners to create an inviting home just a short walk from the local shop, with off road parking and detached garage. The property which benefits from oil fired central heating, double glazing and contemporary finishes with modern bathroom and kitchen fittings; the accommodation briefly comprises: kitchen diner, inner hallway leading to the spacious lounge with double doors opening to a raised timber decked patio area, having country side outlook, two double bedrooms and a modern bathroom. Viewing highly recommended with no onward chain.

Entrance

PVC double glazed door opening to:

Kitchen Diner 13'4" x 12'7" (4.08 x 3.86)



Having wood effect fronted wall and base storage units with granite effect work surfaces and tiled splash backs. Inset stainless steel single drainer sink unit with mixer tap. Built-in Lamona electric fan oven and ceramic hob with stainless steel canopy extractor over. Space for under counter fridge, washing machine and dishwasher. Tiled flooring, radiator, heat sensor and six downlights. Floor standing 'Worcester Greenstar heatslave 2' oil fired central heating boiler. PVC double glazed windows to the front, side and rear elevations. Door to hallway.

Inner Hallway

Engineered oak flooring continuing through to the lounge and the two bedrooms. Wall mounted digital thermostat. Radiator. PVC double glazed window to side elevation. Two pendant lights and mains smoke alarm to ceiling. Small step down to the lounge.

Lounge 16'0" x 12'7" (4.88 x 3.86)



A spacious lounge having a feature timber fire surround with marble hearth housing free standing

'Dimplex' remote electric stove. Two radiator and two pendant lights. Two PVC double glazed window to the rear and PVC double glazed doors opening to the raised decked patio area.

Bathroom 9'4" x 6'0" (2.87 x 1.84)



Modern white suite comprising: Button flush WC, pedestal wash hand basin and panelled bath with shower screen and 'Triton T80' electric shower. Tiled flooring and two fully tiled walls. Radiator. PVC double glazed frosted window to the front elevation.

Bedroom 1 13'8" x 10'11" (4.17 x 3.34)



PVC double glazed windows to the front and rear elevations. Velux window to ceiling and pendant light. Radiator and engineered oak flooring.

Bedroom 2 10'11" x 9'3" (3.35 x 2.83)



PVC double glazed window to the front elevation. Velux window to ceiling and pendant light. Radiator and engineered oak flooring.

External



Side pathway with water tap, access to oil tank and timber gate opening to the rear enclosed lawned garden area with easy access to the timber decked seating area.

Detached Garage/Parking Area 18'7" x 12'5" (5.67 x 3.81)



Located next door to Tyn Y Giat with pedestrian and vehicular access to the detached garage and parking area.

Services

Mains water, drainage and electricity.
Oil fired central heating system.

Tenure

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

Council Tax

Band B.

Energy Performance Rating

Band E.

Directions

Upon entering the village of Brynsiencyn, follow the road around to the right at the Groeslon (Pub) and after approximately 80 yards turn right down a lane and bear right. After a short distance the property will be seen on the left hand side. (Please feel free to park in the car park next door to the property).

Floor Plan

Ground Floor

Approx. 72.1 sq. metres (776.5 sq. feet)



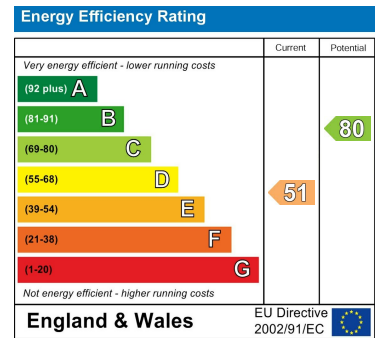
Total area: approx. 72.1 sq. metres (776.5 sq. feet)

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.

Area Map



Energy Efficiency Graph



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