



Lleifior , Brynsiencyn, LL61 6UP

£575,000

An impressive 5 double bedroom detached residence set in a quiet countryside setting within the village of Brynsiencyn. This imposing house of quality comprises an impressive entrance reception hallway with built-in cloaks cupboard and separate WC. Spacious lounge with bay window, attractive fireplace, French doors to the rear garden and double doors opening to the dining room/study. Separate dining room/play room again with French doors opening to the rear garden. Modern fitted kitchen diner with quality integrated appliances, quartz work tops, 'Smeg' range cooker and extractor fan over, access to integral garage, utility room. Larger than average landing area, main bedroom with dressing room and En-suite shower room/WC. Four further double bedrooms, one with En-suite shower room/WC and family bathroom. Externally, the landscaped grounds provides ample off road parking, remote roller door to integral garage, generous well stocked gardens with greenhouse, cold store and timber shed.

Benefiting from LPG central heating, PVC double glazing and solar panels.

Located within easy walking distance of the local village with its post office, shop, farm shop, takeaway, pub and cafe. 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.

Entrance

Covered entrance with downlight to ceiling and PVC double glazed entrance door opening to:-

Reception Hallway 15'3" x 11'2" (4.67 x 3.41)



A spacious hallway with balustrade dog leg staircase leading up to the landing area. 'Karndean' wood effect flooring, radiator, telephone point, coving to ceiling with pendant light and mains smoke alarm. Timber framed glazed panel double doors opening to the lounge.

Cloaks Cupboard 4'11" x 4'5" (1.52 x 1.36)

A walk in cupboard providing excellent storage with timber slatted shelving, tiled flooring and coving to ceiling with light.

Separate WC 4'11" x 4'5" (1.51 x 1.36)

Having a button flush WC and corner wall mounted wash basin with hot and cold taps. Tiled flooring, timber panelling to dado level and coving to ceiling with light and extractor fan.

Lounge 22'3" x 15'7" + bay (6.79 x 4.76 + bay)



A spacious through lounge with PVC double glazed bay window to the front elevation and PVC double glazed french doors opening to the rear garden. Attractive stone open fireplace with hearth, currently

housing an electric flame effect fire. Radiator, three wall light point and coving to ceiling. Timber framed glazed panel double doors opening to the dining room/study.

Dining Room/Study 11'1" x 10'7" (3.38 x 3.25)



Rear aspect PVC double glazed window, radiator, coving to ceiling with central light. Door to hallway.

Dining Room/Play Room 18'2" x 10'8" (5.54 x 3.27)



Double aspect room with PVC double glazed window to the side elevation and PVC double glazed French doors opening to the rear garden. Four wall light points, radiator and coving to ceiling. This room could be utilised as a ground floor bedroom if required.

Kitchen Diner 17'6" x 12'6" (5.35 x 3.82)



A quality 'Period Interiors' kitchen comprising: 'Neff' appliances to include integrated fridge, freezer and dishwasher. 'Smeg' electric range cooker with double oven and ceramic induction hob with 'Neff' extractor over. Wall and base storage units with brushed steel handles finished with quartz worktops and upstands. Inset 'Franke' 1 & 1/2 bowl sink unit with mixer tap. Plinth warm air heater and radiator. 'Karndean' wood effect floor covering. Coving to ceiling with inset downlights. Front and rear aspect PVC double glazed windows. Door to integral garage and door to utility room.

Utility Room 11'2" x 9'0" (3.42 x 2.75)



Having base storage units with brushed steel handles, worktops and tiled splash backs. Inset stainless steel single drainer sink unit with mixer tap. Continuation of 'Karndean' wood effect flooring. Recess for fridge freezer and plumbing for washing machine. Extractor, radiator and coving to ceiling with directional lights. Floor standing 'Worcester' LPG boiler. PVC double glazed window and exit door to the side garden area.

Integral Garage 17'6" x 9'9" (5.34 x 2.99)

Having a remote roller door car access, power and

light. Painted floor, fitted base and wall storage units. PVC double glazed window. Water tap.

First Floor Landing Area 16'5" x 14'10" (5.01 x 4.54)



Much larger than average with PVC double glazed window to the front elevation. Built-in linen cupboard with timber slatted shelving and electric radiator. Two wall light points, radiator and coving to ceiling with pendant light and mains smoke alarm.

Main Bedroom 17'6" x 12'11" (5.35 x 3.96)



A through room with PVC double glazed windows to the front and rear of the property. Fitted with cupboard/drawer units and bed side cabinets. Radiator. Coving to ceiling with pendant light. Feature arched opening to:

Dressing Room 10'4" x 9'2" (3.15 x 2.81)



Having a bank of fitted wardrobes, dressing table and chest of drawers. Coving to ceiling with downlights. Door to:

En-Suite Shower Room/WC 9'4" x 5'4" (2.86 x 1.64)



Having a WC, pedestal wash hand basin and double shower cubicle with a thermostatically controlled 'Aqualisa' shower unit. Extractor, radiator, electric shaver point. PVC double glazed frosted window, coving, downlights, tiled flooring and splash backs.

Guest Bedroom 12'11" x 10'9" (3.94 x 3.28)



PVC double glazed window to the rear elevation, radiator, coving and pendant light. Door to:

En-Suite Shower Room/WC 6'0" x 5'4" + recess (1.85 x 1.63 + recess)



Having a button flush WC, pedestal wash hand basin and shower cubicle with a thermostatically controlled 'Aqualisa' shower unit. Extractor, radiator, electric shaver point. PVC double glazed frosted window, coving, downlights, tiled flooring and splash backs.

Bedroom 3 15'6" x 10'11" (4.74 x 3.34)



PVC double glazed window to the front elevation. Radiator, coving and pendant light. (Currently utilised as a sitting room).

Bedroom 4 15'6" x 10'11" (4.73 x 3.34)



PVC double glazed window, fitted wardrobes and dressing table with drawers. Radiator and coving to ceiling with pendant light.

Bedroom 5 12'11" x 11'1" (3.94 x 3.38)



PVC double glazed window to the side elevation. Radiator, coving to ceiling and pendant light.

Bathroom 10'7" x 6'10" max (3.24 x 2.09 max)



A four piece suite comprising: Bath with mixer tap,

shower screen and thermostatically controlled 'Aqualisa' shower unit, bidet, WC and pedestal wash hand basin. Tiled flooring and splash backs. Extractor, electric shaver point, radiator and coving to ceiling with downlights.

Outside



Walled stone entrance with five bar gate opening to the gravelled driveway providing ample off road parking and in turn leading to the integral garage. The property stands on a generous plot with beautifully landscaped and maintained gardens to the front, sides and rear of the property. The well stocked gardens provide ample seating areas, shaped lawns, floral beds, apple trees, planted laurel hedge to rear boundary and rockery with water feature. Benefiting from external lighting, water tap, external power points, greenhouse with automatic window, cold frame and timber store shed.

Tenure

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

Council Tax

Band G.

Services

Mains water, electricity and drainage.
LPG - Worcester combi boiler.
Solar panels.

Energy Rating

TBC.

Directions

Enter the village, pass the village shop and the chapel on the right hand side. After a short distance pass the entrance to Field Street on the right and then turn immediately right after a white cottage named 'Minffordd'. (Look out for the Footpath sign). Proceed down a country lane and 'Lleifior' is the first property on the left hand side.

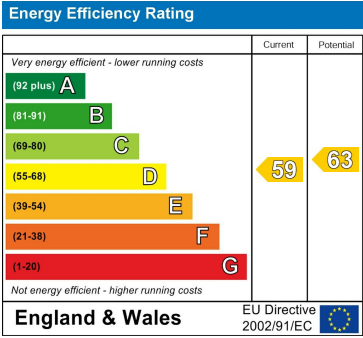
Floor Plan



Area Map



Energy Efficiency Graph



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