



Snowdon View, Barras Road, Brynsiencyn, Anglesey, LL61 6HZ

Asking price £184,950

- Fabulous views to Eryri/Snowdonia
- Garden to rear
- Spacious living room
- Utility/WC/Wetroom
- Beautiful countryside walks on doorstep
- Character 2 double bed semi-detached
- Forecourt/pavement parking
- Dining-kitchen
- 1 mile to coast
- Less than 5 miles to Britannia Bridge

Barras Road, Anglesey, LL61 6HZ

As the name implies, Snowdon View has stunning and uninterrupted views to Eryri/Snowdonia and enjoys a semi-rural setting on the outskirts of Brynsiencyn. This larger than average and characterful 2 double bedroomed semi-detached house with garden is less than 5 miles from Britannia Bridge, giving easy access to the A55 and just a pleasant 1 mile walk to the Menai Strait.



Council Tax Band: C



Built in the late 1800's with later extensions, the property offers light and airy accommodation and briefly comprises: feature open PORCH with stained glass windows; an imposing HALL with original Victorian tiled floor and spindled staircase; open plan LOUNGE with DINING area enjoying fabulous views to the front and an open fireplace; DINING-KITCHEN with modern Ikea fitted kitchen units, integral electric oven, hob and dishwasher. The spacious UTILITY ROOM/WC was converted to a wet room in the recent past and now comprises a WC, washbasin and plumbing for a washing machine (electric shower still in place). To the first floor, the LANDING has a spindled balustrade and trap door with ladder to the loft. The large front BEDROOM has 2 windows to the front making it ideal for conversion into 2 bedrooms if required and there are magnificent views across the fields to Eryri/Snowdonia and the Menai Strait in the distance. There is a second double BEDROOM and the BATHROOM comprises a pink suite with cast iron bath (plumbed shower above), WC, washbasin and an airing cupboard with radiator. Externally, beyond the considerably wider than average pavement which is ideal for parking, there is a small front garden and a very well-stocked rear garden with dilapidated outbuildings.

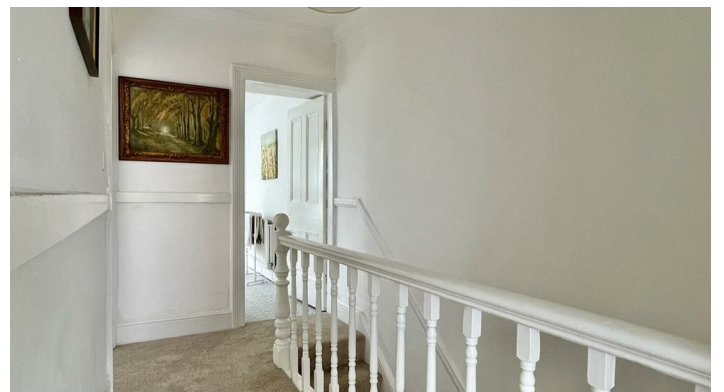
property is just over 100 meters down this road on the right hand side.

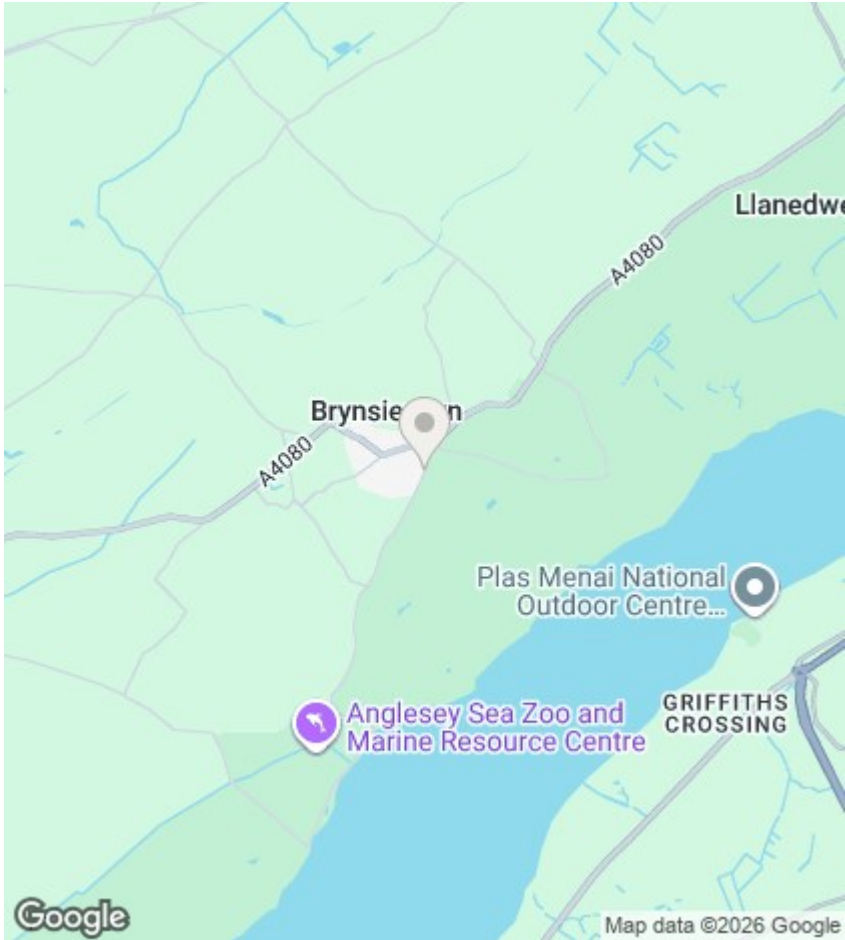
Conveniently located on the outskirts of the small village of Brynsiencyn which includes a cafe, shop, pub and take away. Within just a few minutes drive are Hooton's Homegrown Farm Shop & Fruit Picking, Anglesey Sea Zoo, Foel Farm Park and much more. Newborough Forest and the beautiful renowned beach and island of Llanddwyn are also within easy reach.

The property is freehold; Council Tax Band C; Gross internal size of 82 square meters; EPC band G; Gas central heating (LPG cylinders); uPVC double glazed; EPC rating G.

DIRECTIONS: From the A4080, at the sharp bend in the road between Y Groeslon pub and the Heritage cafe, take Barras Road towards Foel (signposted Sw Môr (Sea Zoo), Fferm Foel (Foel Farm) & Halen Môn (Anglesey Sea Salt). The







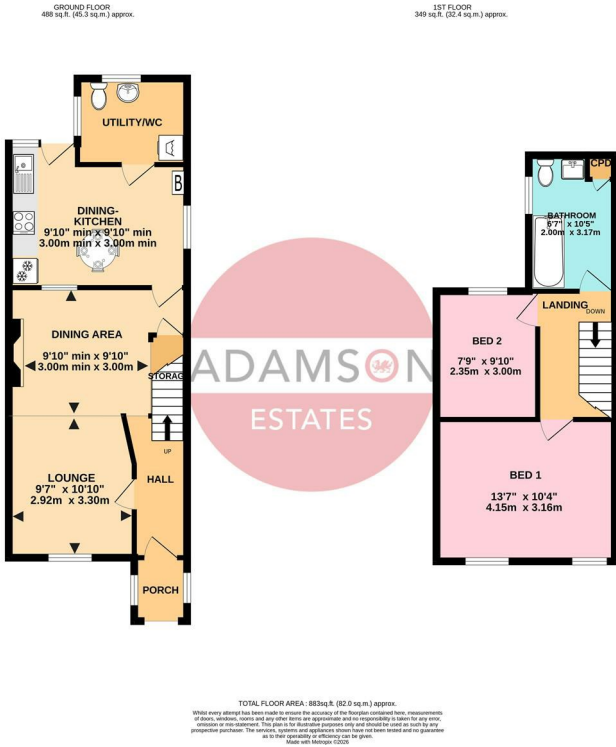
Viewings

Viewings by arrangement only. Call 01248 295101 to make an appointment.

Council Tax Band: C
EPC Rating: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		61
	8	
England & Wales		EU Directive 2002/91/EC

PRS Property Redress Scheme



DISCLAIMER

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