

## 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 bed roomed 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.

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

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

### **Hallway**

Entering through a charming archway into the porch, the hallway features classic checkerboard tiles and leads to the staircase with a traditional balustrade, creating a welcoming introduction to the home.

### **Lounge**

10'10" x 9'7"

The lounge offers a cosy yet spacious setting with neutral carpeting and white walls that enhance the natural light. A period fireplace with a wooden mantel and tiled hearth provides a focal point, accompanied by a tall grandfather clock and antique-style wooden cabinet, giving the room a warm, classic character.

### **Dining Area**

9'10" x 9'10"

The dining area sits adjacent to the lounge with a similar neutral carpet and plentiful natural light from a window, creating a pleasant space for meals and entertaining. This area benefits from a functional flow leading towards the kitchen and utility area.

### **Dining-Kitchen**

9'10" x 9'10" min

The dining kitchen features white cabinetry paired with wooden worktops and a tiled splashback in a classic subway tile style. A compact dining table fits comfortably into the space, enhanced by a skylight that floods the room with light. Appliances including an oven and hob are integrated neatly, and a door leads directly to the garden, offering convenient access for outdoor dining or gardening.

### **Utility/WC**

The utility/WC offers practical accommodation with a WC, washbasin, and space for laundry appliances, providing a useful secondary facility to the kitchen area.

### **Landing**

The first-floor landing is bright and open, with a carpeted staircase that leads to the two bedrooms and bathroom. The fresh white walls and simple

décor create a neutral backdrop for the upper floor living space.

### **Bedroom 1**

13'7" x 10'4"

The principal bedroom is a generous size with two large windows framing views of the surrounding greenery and hills beyond. Light neutral décor and carpeting create a calm ambience, complemented by elegant cream-coloured bedroom furniture including a dressing table, wardrobe, and bedside tables for ample storage and style.

### **Bedroom 2**

9'10" x 7'9"

The second bedroom is cosy and well-lit, with room for a double bed and additional furniture. The neutral décor makes this room a flexible space suitable for guests, a child's bedroom, or a study.

### **Bathroom**

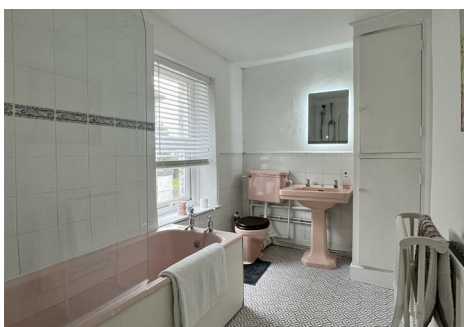
10'5" x 6'7"

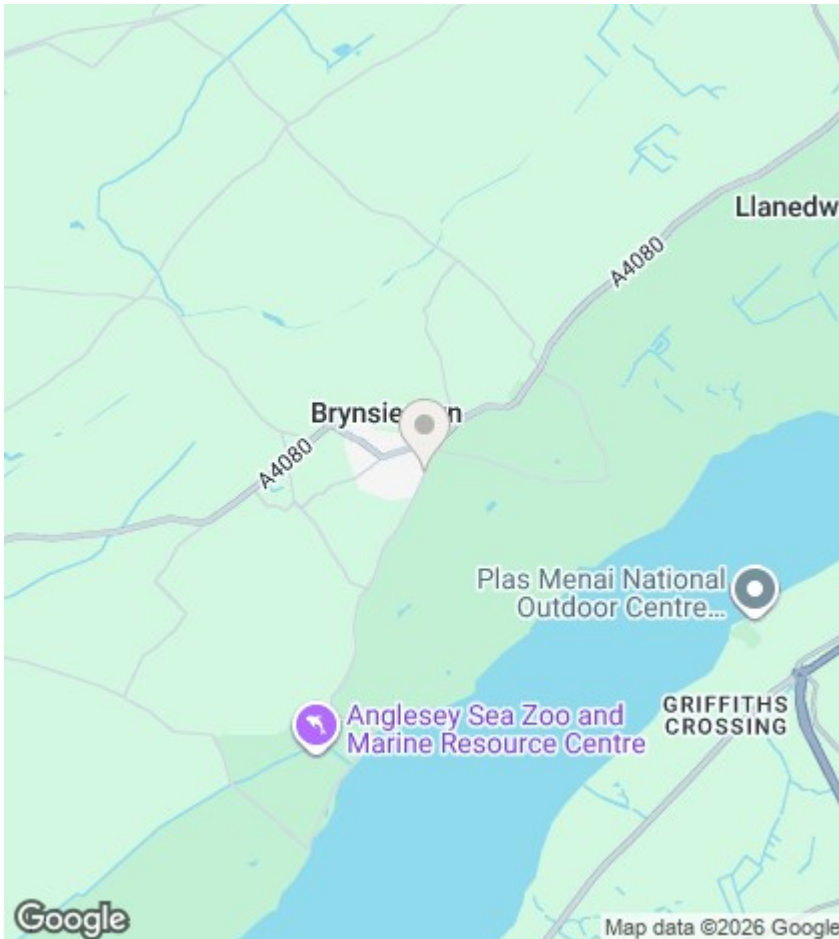
The bathroom is spacious with a traditional pink suite comprising a bathtub with an overhead shower and glass screen, washbasin, and WC. Patterned floor tiles add character, while a window provides natural light and ventilation.

### **Rear Garden**

The rear garden is a charming outdoor space featuring a paved patio area with established shrubs and bushes creating a sense of privacy. Raised beds for planting and a pathway lead to two small outbuildings, one of which includes a bright blue door. The garden offers a peaceful retreat with a rustic and natural feel, perfect for enjoying the fresh air and countryside setting.







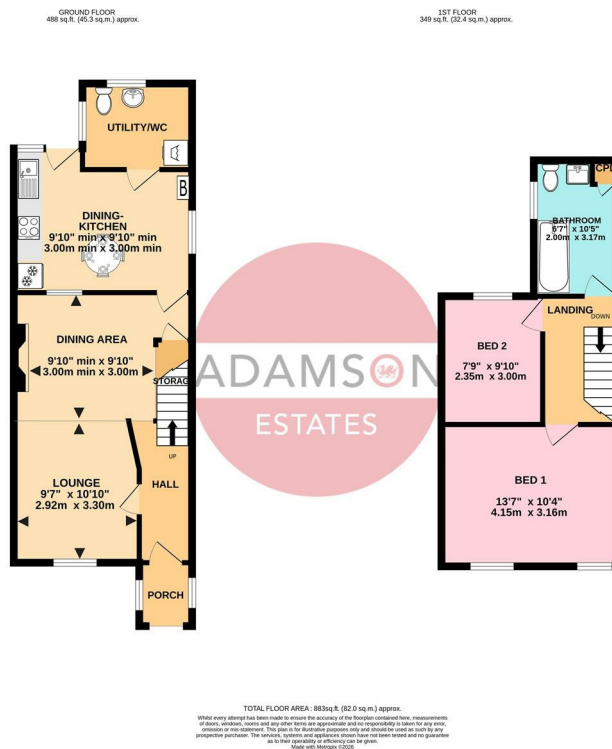
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>61</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>8</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**PRS** Property Redress Scheme



### DISCLAIMER

Property Details: These details do not constitute an offer or a contract, either in whole or in part. Statements made by Adamson Estates, whether in these documents, verbally, or in writing (the "information"), should not be treated as factual representations regarding the property's state, value, or condition. Adamson Estates is not authorised to make official claims about the property; therefore, any information provided is given without any liability on our part. Important Information: Please be aware that material information is sourced from third parties and is intended for guidance only. Although Adamson Estates makes efforts to verify these details, we recommend you independently validate all such information before making an offer. Should we be notified of any changes by the seller or third parties, we will make reasonable attempts to update the records as quickly as possible. Visuals and Measurements: Any photographs, videos, or virtual tours represent specific parts of the property only as they looked when captured. All listed distances, areas, and measurements are provided as approximations. Legal Compliance: Mention of specific uses or modifications to any area of the property does not guarantee that required building regulations, planning permissions, or other legal consents are in place. It is the buyer's responsibility to confirm through surveys or other means that these requirements have been met and that all details are accurate. Included Items: The seller's solicitors will provide a formal list of fixtures and fittings included in the sale—such as carpets, curtains, and lighting—or those that may be purchased through separate negotiation.