EGERTON ESTATES









Penrhos House Brynrefail, Dulas, LL70 9PX

Offers In The Region Of £775,000

* Motivated Sellers
* Outstanding Quality Detached 4 Bedroom Residence.
* 4 Acres of Land.
* 2 Bedroom Self-Contained Annex.
* Extremely Good Earning Potential
* Panoramic Sea Views Over the East Coast of Anglesey.
* Detached block of 3 Stables & Tack Room.
* Purpose made Menage + Concrete Yard.
* Detached Barn. Double Garage.
* Well worthy of Inspection.

Entrance Porch 11'6" x 4'5" (3.53 x 1.36)
With double glazed surround and central entrance door. Wide opening to :

Reception Hall 11'6" x 11'5" (3.51 x 3.50)
With a stained timber stair case to the first floor, radiator. partitioned cloak cupboard with ample coat hanging space.

Sitting Room 21'6" x 14'7" (6.56 x 4.47)
A very spacious and naturally light living area with dual aspect to the front and rear, and to include a feature local stone inglenook fireplace housing a large woodburning stove with timber lintel over. Pendant light, and wall lights, radiator, t.v and telephone connection.

Inner Hall 11'10" x 9'6" (3.63 x 2.91)
Being an open link for the lounge, sitting room and kitchen.

Lounge 27'1" x 15'4" (8.26 x 4.68)
An outstanding living space having two near full length rear aspect windows to give panoramic sea views over open countryside, underfloor heating, ceiling downlights, TV connection. walk in store room with shelving. Internal connecting door to the annex.

Kitchen/Breakfast Room 25'11" x 10'2" (7.90 x 3.10)
Opening up onto a Conservatory type extension and which gives this room excellent natural daylight. Extensive range of base and wall units in a white laminate finish with ample worktop surfaces and tiled surround. 5 ring electric cooker with two ovens and extractor fan over, and a further integrated eye level double oven and separate microwave. integrated dishwasher, tiled floor, door to the garden.

Shower Room 6'11" x 5'1" (2.12 x 1.56)
With fully tiled walls and panelled ceiling with downlights as well as a tiled floor. Large shower enclosure with electric shower control, w.c, wash basin with large mirror over. Towel radiator.

Bedroom Four 10'9" x 10'3" (3.28 x 3.13)
With dual aspect windows, radiator, laminate floor covering.

First Floor Landing

Bedroom One 14'9" x 14'9" (4.52 x 4.51)
With a feature of double opening double glazed doors onto a spacious tiled balcony which gives superb sea and coastline views. Full height fitted and deep wardrobes to one wall. Radiator.

Bedroom Two 11'4" x 8'7" (3.47 x 2.62)
Again enjoying panoramic sea and coastal views. Radiator.

Bedroom Three 14'0" x 12'5" (4.28 x 3.79)
Having a gable window and two velux windows, radiator. Access to eaves storage area.

Study 7'4" x 5'5" (2.24 x 1.66)
With rural views towards Bodafon mountain. Radiator.

Bathroom 10'8" x 5'5" (3.26 x 1.66)
Having a modern white suite comprising a panelled bath, wash basin in a vanity cupboard and under a rear aspect window giving panoramic sea views. w.c. laminated floor covering, towel radiator.

Adjoining Annex
Being self contained, having its own front and back entrance, but also with an internal link door to the main house.

Living Area 12'10" x 9'4" (3.93 x 2.87)
With both front entrance door and rear door to a patio area which enjoys panoramic sea and mountain views. Radiator, t.v. connection, timber laminate flooring.

Kitchen 10'10" x 6'9" (3.31 x 2.07)
With a good range of base and wall units in a white laminate finish with contrasting dark worktop surfaces and tiled surround. Integrated gas hob with extractor over and oven under. Recess for a washing machine and space for a fridge/freezer. 'Franke' stainless steel sink unit under a wide rear aspect window to enjoy panoramic sea and coastline views. Tiled floor.

Bathroom 10'5" x 6'2" (3.18 x 1.88)
Having fully tiled walls and floor and a four piece suite in white comprising a panelled bath, shower enclosure with thermostatic shower control. wash basin, w.c. Towel radiator.

Annex Bedroom One 16'7" x 9'10" (5.08 x 3.01)
With wide double opening and double glazed doors onto a private timber deck balcony , from where there are glorious sea and coastal views. Radiator, connecting door to the main house.

Annex Bedroom Two 14'5" x 12'7" (4.41 x 3.85)
With dual aspect front windows. Radiator.

Outside
Access off the A5025 leads to a very spacious stone gravelled entrance, giving ample parking for several cars, as well as lawned gardens with shrubbery and trees. This drive also gives access to the detached double garage.
Just off the kitchen to the rear is a large paved and timber decked patio with gazebo, to enjoy a private space to enjoy the outstanding sea views. This area leads down to a wide lawned garden which includes a timber shed, and with access through onto the menage.

Double Garage
Double garage with two up and over doors and used as a utility area with worktop surfaces and sink unit, plumbing for a washing machine. Store cupboard housing a 'Worcester' oil central heating boiler.

Static Caravan 32 x 12 (9.75m x 3.66m)
Willerby 6 berth, connected to the services.

Stables
Having 3 stables and tack room, electricity and water.
Good quality barn with electricity and water. There is a second entrance off the A5025 giving a second right of way entrance to both Penrhos House , the barns and stables.

Land
Extending to 4.2 acres or thereabouts, the land is found mostly to the rear of the house to protect the panoramic coastline views, from the house. It has been adapted for equestrian use having both a purpose made MENAGE as well as a nearby Stable Block with 3 horse enclosures with water and electricity and concreted yard area. In addition is a good quality detached BARN for storage of machinery and hay bales.

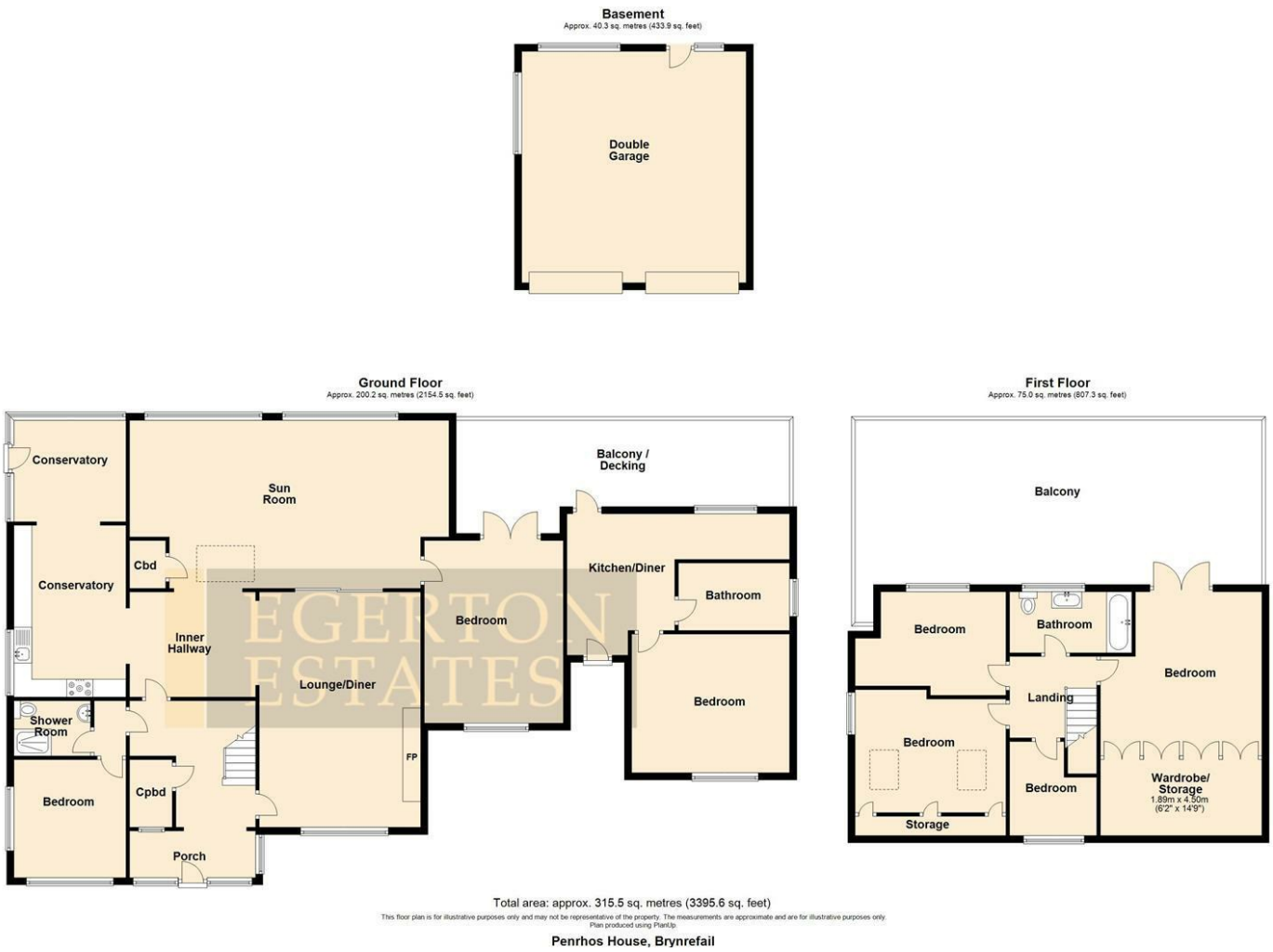
Menage 90 x 65 (27.43m x 19.81m)
With timber fencing and gates directly onto the adjoining paddock.

Council Tax Ynys Mon
Band E

Services
Mains water, electricity.
Private Bio septic tank.
Oil central heating separate to main house and annex.

Energy Performance Certificate
Main House D (56/83)
Annex C (71/121)

Floor Plan

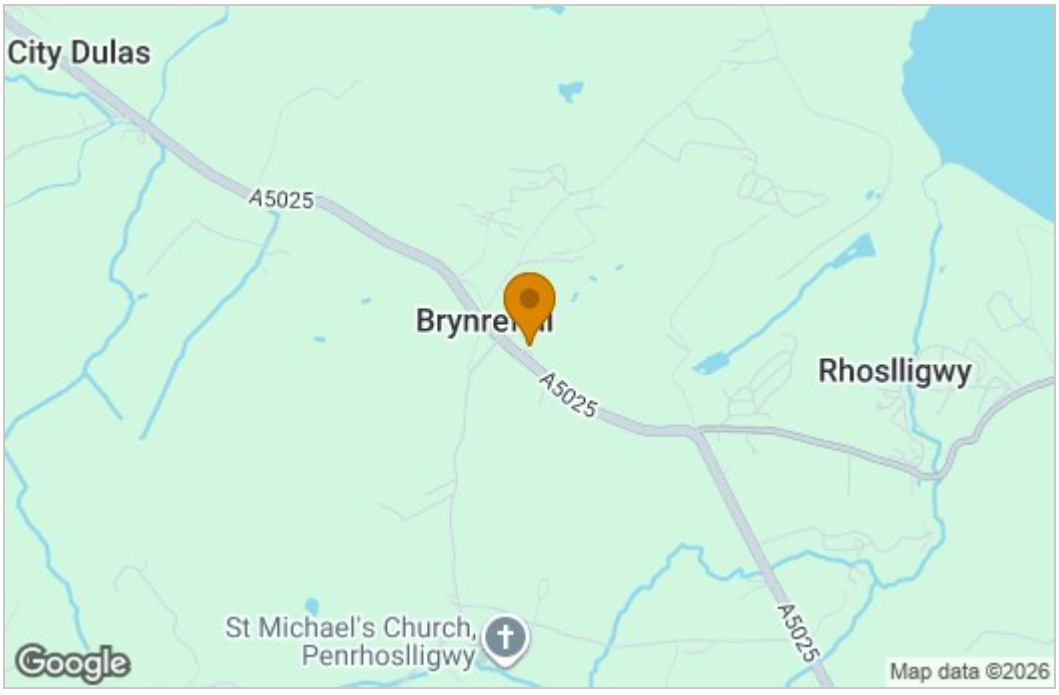


Total area: approx. 315.5 sq. metres (3395.6 sq. feet)

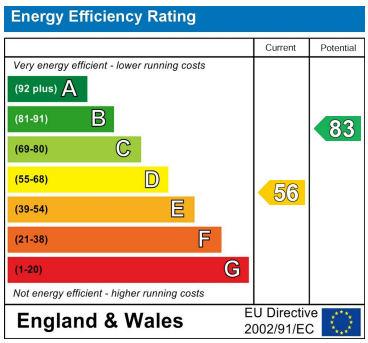
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Penrhos House, Brynrefail

Area Map



Energy Efficiency Graph



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