

# EGERTON ESTATES



## **Tyddyn Tro , Brynteg, LL78 8JS** **Offers In The Region Of £795,000**

An individually built and substantial detached house, built by the present owners about 20 years ago, and positioned in just under 7 acres of farmland and to include a large 60' x 30' agricultural shed , considered ideal as stables or workshop. Enjoying fine far reaching southerly views of the mountains and with glimpses of the sea, the property is considered ideal as a family home with 3-4 bedrooms, a spacious lounge and a large kitchen/dining room with a Sitting Room off. It has 2 bathrooms, utility as well as a large garage and is very well presented throughout.

Brynteg is a small village, about 3 miles to the seaside village of Benllech and is about a 30 minute drive to the City of Bangor and the A55 Expressway.

Well worth internal inspection to appreciate both the position of the property and size of rooms on offer.

### **Open Porch**

With tiled floor, overhead light, oak effect double glazed front door to:

### **Vestibule Porch**

With cloak cupboard.

### **Reception Hall 15'6" x 7'2" (4.74 x 2.19)**

With a feature polished timber woodblock floor, and attractive staircase to the first floor. Radiator, wall lights.

### **Lounge 27'1"(max) x 13'2" (8.27(max) x 4.02)**

Having dual aspect glazing with the rear being fully glazed to give panoramic views over farmland towards the Eryri (Snowdon) mountain range. and to include a double glazed door giving access to the 'wrap around' raised decked patio which is a perfect spot to sit outside to enjoy the peaceful location and views. Attractive light stone fireplace surround and hearth, pendant light with matching wall lights, t.v connection, two radiators.

### **Kitchen/Dining Room 20'4" x 14'11" (6.21 x 4.56)**

The focal point of the house, with the open plan sitting room adjoining, and with dual aspect windows to give good natural light. ash style light timber base and wall units giving excellent facilities to include extensive worktop surfaces and tiled surround. Integrated ceramic hob with concealed extractor over. and eye level double oven. Integrated stainless steel fronted fridge and separate freezer and recess for a dishwasher. 1 1/2 bowl 'Franke' sink unit. Ceramic floor tiling extending into the adjoining sitting area, radiator, ceiling downlights and spotlights, ample room for a dining table. Wide opening to:

### **Sitting Room 16'1" x 7'9" (4.91 x 2.38)**

With double glazed surround to two sides enjoying a rural outlook towards the mountains and to include double opening doors to the side of the 'wrap around' decked patio. Radiator, wall lights.

### **Home Office 10'1" x 5'5" (3.08 x 1.66)**

With polished woodblock flooring, radiator, internet connection.

### **Utility Room 10'0" x 6'5" (3.07 x 1.97)**

With full width worktop incorporating a sink unit, and with space under for a washing machine and dryer, tall larder style cupboard, tiled floor, towel radiator. Inner door to the garage and door to:

### **Shower Room 9'2" x 2'9" (2.80 x 0.86)**

With shower enclosure with glazed door and thermostatic shower control. Tiled walls and floor, radiator.

### **First Floor Landing 15'6" x 7'4" (4.74 x 2.26)**

A spacious area, large enough to allow for a study desk and with 'velux' window and radiator.

### **Bedroom One 19'11" x 14'8" (6.09 x 4.49)**

With a total of four 'Velux' windows giving excellent natural daylight and enjoying fine mountain and sea views to the rear, two radiators.

### **Bathroom 10'0" x 9'4" (3.06 x 2.86)**

With matching tiled walls and floor and housing a white suite comprising a Jacuzzi' bath. Wide vanity unit with good storage and incorporating both the wash basin and w.c. Large wall mirror with shaver point and further wall cupboards. Tall towel radiator, ceiling downlights.

### **Bedroom Two 16'11" x 16'4" (5.16 x 4.98)**

Another large double bedroom again with dual aspect 'velux' windows giving good natural daylight and side views towards the mountains. Two radiators, eaves storage,

### **Walk-in Linen Cupboard 10'1" x 5'4" (3.08 x 1.65)**

Access off the landing to give excellent storage with wall shelving, 'velux' window and radiator.

### **Bedroom Three/lounge 20'11" x 13'8" (6.40 x 4.18)**

Built as a bedroom but presently used as a second lounge with dual aspect windows giving fine views towards the mountains and sea. Radiator, wall lights, t.v and telephone connection.

### **Outside**

A sweeping tarmac drive leads up to the house and opens out to give ample parking and turning area and access to the garage. The property is surrounded by its own land to give excellent privacy, with access points to the various fields off the access drive. The gardens are to the rear where a large gravelled area leads to a manageable lawn area with shrubs and flower borders. The main feature is the raised timber deck patio which extends along both sides and then opens up to the rear to give a spacious area to sit outside to enjoy the tranquillity of the area and, of course, the panoramic mountain and partial sea views.

### **Land**

The land extends to approx. 6.9 acres considered good grazing land with stockproof boundaries and mains water provided.

### **Garage 21'11" x 14'5" (6.7 x 4.4)**

With motorised 'up and over' door, together with an internal door to the house, and back door to the patio. The garage has power and light provided as well as a 'Worcester' oil fired central heating boiler.

### **Agricultural Shed 61'8" x 28'10" (18.8 x 8.8)**

A modern agricultural shed with profile cladding, fully concreted floor, and with power and light and mains water connected. This shed is suitable for numerous uses such as stables or a workshop and presently has partial partitions for lambing purposes.

### **Services**

Mains water and electricity. Private drainage.  
Oil fired central heating.  
Pvc double glazed windows and doors and ovc  
fascia boards.

### **Tenure**

The property is understood to be Freehold, which  
will be confirmed by the vendor's conveyancer.

### **Council Tax**

Band E

### **Energy Performance Certificate**

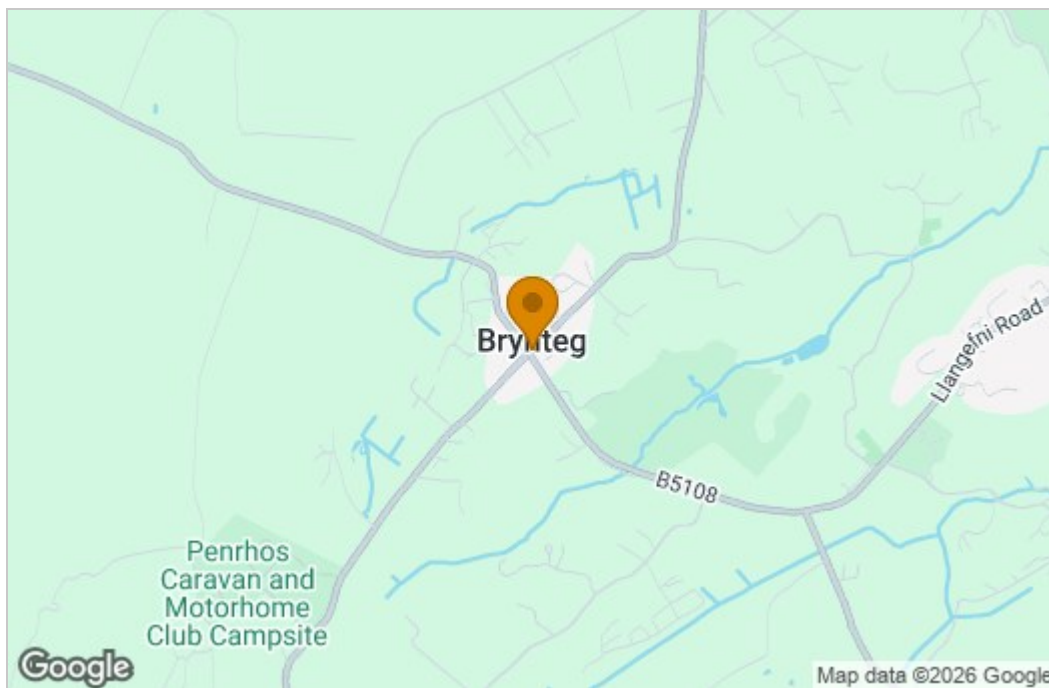
Band D

### **Directions**

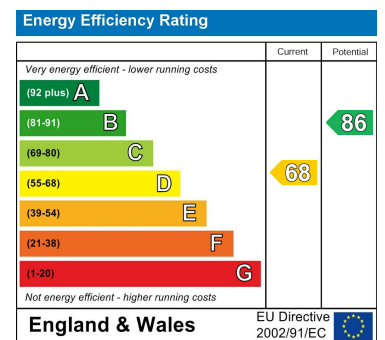
At the California Inn cross roads in Brynteg, turn  
right towards Marianglas. Proceed out of the village  
and after a tenth of a mile the turning for Tyddyn Tro  
is on the right as the road bends left.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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