



Tan y Graig , Bryngwran, Holyhead, Isle Of Anglesey, LL65 3RD



Price: £375,000

- Pretty Chocolate Box Traditional Welsh Cottage
- Smallholding : 3 acres of Paddock, Gardens & Grounds
- Ideal for the Hobby Farmer/Keen gardener/ Equestrian
- Many Original Features -Exposed beams/stone walls
- Impressively Refurbished & Tasteful Interiors
- Lounge with Inglenook and Log burner
- Well Fitted Kitchen/Diner, Snug/Study
- 2 Bedrooms, Bathroom, Porch and Inner Hall
- Upvc Double Glazing, Lpg Gas Central Heating
- Large Utility Building/Haybarn. EPC F





Accommodation

Composite entrance door to

Entrance Porch 8' 2" x 4' 3" (2.5m x 1.3m)

Tiled floor, side double glazed window

Character Lounge 15' 5" x 12' 6" (4.69m x 3.8m)

Large original stone inglenook fireplace with beam and log burner, exposed stone walls and beamed ceiling, tiled floor, radiator, front and rear double glazed windows.

Fitted Kitchen and Diner 15' 1" x 8' 2" (4.6m x 2.5m)

Contemporary style of fitted base and wall units with marble effect working surfaces and inset sink unit, housing for washing machine, slot in cooker and provision for fridge/freezer, beamed ceiling, tiled floor, radiator, front and rear double glazed windows.

Study/Snug 8' 10" x 6' 3" (2.7m x 1.9m)

Double glazed window, radiator, niche, tiled floor, fitted worktop. Used as an office and hobbies room

Inner Hall 13' 1" x 3' 11" (4.0m x 1.2m)

Beamed ceiling, tiled floor, radiator, external stable composite door leading to an open timber frame porch. fitted cupboard.

Bedroom 1 12' 10" x 9' 10" (3.9m x 3.0m)

Double glazed window, radiator, beamed ceiling.



Bedroom 2 10' 2" x 8' 10" (3.1m x 2.7m)

Double glazed window, radiator, beamed ceiling, built in cupboard housing lpg Worcester green star central heating boiler.

Bathroom 7' 3" x 7' 3" (2.2m x 2.2m)

Modern white 3 piece suite with bath and timber side panelling and in bath electric shower, wash basin, w.c., radiator and heated towel rail/radiator, double glazed window, beamed ceiling, tiled floor.

Exterior

IN TOTAL 3.3 ACRES.

The cottage - (0.133 acre) There is a small stone off road parking space with gated paths to rear, small floral front garden and stoned area. To the rear there are lovely gardens of flower beds, trees, shrubs and bushes, vegetable garden areas, formal lawned garden and paved patio area, orchard /fruit trees, greenhouse, small pond fenced lpg gas bottle storage, log store, Tool shed, potting shed (5 x 2) outside lights, power points and cold water tap, paved paths and stoned areas.

The Separate Land - Located on the opposite side of the road – (3.2 acres approx.). Which has a large rectangular fenced paddock with gated access, natural wild gardens with pond area, orchard, vegetable garden garden and compost area, log store. Off road stoned parking area with Large Block Built Utility and Hay Barn (4.5 x 5 + 5 x 3.2) with galvanised doors and internal locked store area. The Property and Land are held under separate deeds/title

Facilities - LPG gas bottle Central Heating, Upvc Double glazing/Composite doors

Services - Mains water electricity and Septic Tank Drainage (no mains gas - bottle lpg gas)

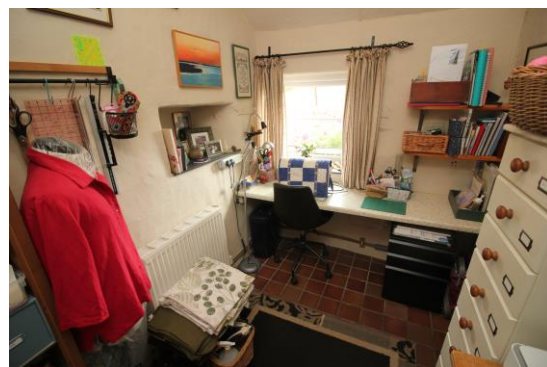
Fiber to copper broadband available

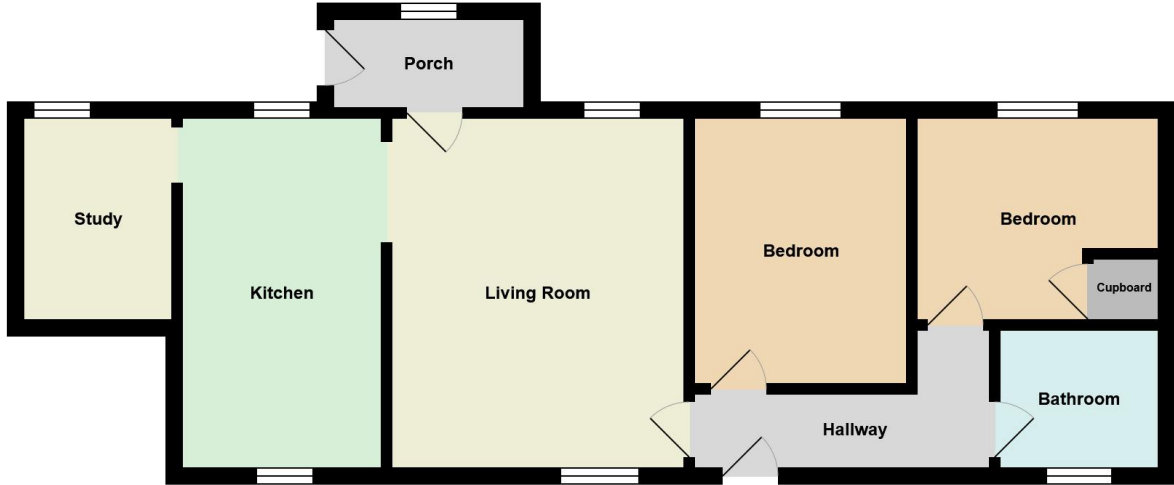
Tenure - Freehold - land and cottage held on separate title/deeds

Council Tax Band C - Energy Performance Rating F

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
24-38	F		

