

# EGERTON ESTATES



**Isgrraig , Rhoscefnhir, LL75 8YS**

**Offers In The Region Of £329,950**

A most attractive semi detached cottage of character enjoying a delightful hamlet position with far reaching rural views to the front, and upgraded and modernised by the present owners to give delightful family accommodation. Situated less than a mile of the A5025, Isgrraig is about a mile to the village of Pentraeth and about a 15 minute drive to Menai Bridge and A55 connection. The accommodation provides for a large lounge with woodburning stove, fitted kitchen/dining room with spacious utility room off. There are 3 bedrooms and a modern bathroom. Private gardens to the rear, off set parking, central heating and double glazing. Well worth inspection for those seeking a quiet unspoilt location yet close to amenities and coast.

### **Porch 8'2" x 5'2" (2.50 x 1.60)**

With double glazed surround and entrance door. Light timber effect laminate flooring, door to:

### **Hallway**

Again with a matching light timber effect laminate floor covering ,cloak cupboard, radiator, wall shelf.

### **Living Room 15'3" x 15'1" (4.65 x 4.62)**

With a total of four front and rear aspect windows, giving a good amount of natural daylight. feature fireplace recess housing a woodburning stove on a slate hearth and with timber mantle over, wall cupboard, two radiators.

### **Kitchen/Dining Room 14'11" x 9'8" (4.55 x 2.95)**

Recently upgraded to include a quality range of base and wall units in a royal blue finish with contrasting light quartz worktop surfaces adn surround. Integrated fittings include a ceramic hob with concealed extractor over, eye level double oven, and stainless steel sink unit with monobloc tap. Birch surround fireplace and stone hearth, 'Valliant' propane gas central heating boiler and understairs store. Light timber effect laminate flooring.

The dining area is a continuation of the kitchen are with ample space for a dining table. High level storage cupboards, wall mounted t.v point, radiator.

### **Utility Room 17'2" x 5'6" (5.25 x 1.69)**

Being an extension of the kitchen with further range of base and wall units with solid timber worktop surface and upstand and to include a single drainer stainless steel sink unit. Integrated dishwasher, fridge/freezer adn recess for a washing machine. Doors to both front and rear.

### **First Floor Landing**

### **Bedroom One 12'9" x 9'1" (3.90 x 2.78)**

With a full width range of fitted wardrobes with shelving and hanging space. Front aspect window enjoying a delightful rural outlook over farmland and with radiator under. Wall mounted T.V connection.

### **Bathroom 9'10" x 5'5" (3.00 x 1.67)**

Having been refitted with a white suite comprising a 'P' shaped bath with 'rainfall' shower over and glazed shower screen as well as a mixer tap shower attachment. Wide vanity unit with deep drawers under an oval sink unit. W.C Fully tiled floor and walls, tall radiator, ceiling downlights.

### **Inner Hall**

With fitted storage cupboard.

### **Bedroom Two 9'7" x 8'6" (2.94 x 2.61)**

With front aspect window with radiator.

### **Bedroom Three 9'8" x 5'10" (2.96 x 1.79)**

With both low and high level storage.

### **Outside**

Recesses aera off the village road to give a parking area and further concrete patio area to enjoy a fine westerly outlook over open farmland.

Access from the house or off a side lane to a pleasant and private rear garden, part lawn and part slate gravelled patio area. Large timber garden shed.

### **Energy Performance Certificate**

Band F

### **Council Tax**

Band C

### **Services**

Mains water, drainage and electricity.

Propane gas central heating.

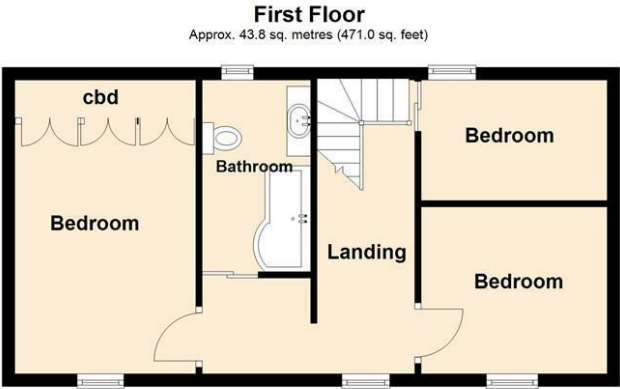
Multi-fuel burner

Pvc double glazing.

### **Tenure**

Understood to be Freehold , which will be confirmed by the vendor's conveyancer.

Floor Plan

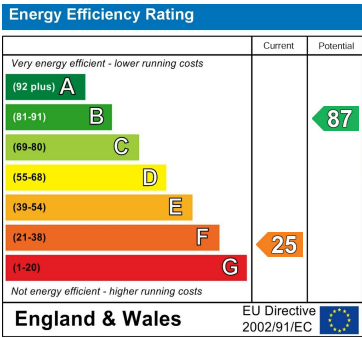


Total area: approx. 95.8 sq. metres (1031.2 sq. feet)

Area Map



Energy Efficiency Graph



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