



1 Bryntirion, Chapel Street, Penysarn, Isle Of Anglesey, LL69 9YW



Price: Was £169,950 Now £159,950

- Charming Extended Semi Detached Cottage
- Spacious Lounge and dining room
- Access to cog loft room with roof lights
- Attractive fitted kitchen with oven/hob
- No ongoing Chain, Viewing Essential
- 2 Bedrooms and Shower room
- LPG Central Heating UPVC Double Glazing
- Long rear garden + outbuilding, greenhouse, sheds
- Peaceful small village location
- EPC F



Accommodation

Double glazed door to

Entrance Porch 4' 6" x 2' 7" (1.36m x 0.8m)

2 picture windows and consumer unit

Dining Room 14' 9" x 7' 6" (4.5m x 2.29m)

Double glazed window, radiator, open tread staircase to cog loft, beamed ceiling

Lounge 14' 9" x 12' 2" (4.5m x 3.7m)

Feature timber and polished stone fireplace with living flame lpg fire, double glazed window, radiator, built in airing cupboard and radiator, access to inner hall

Fitted Kitchen 12' 2" x 9' 2" (3.7m x 2.8m)

Good range of base and wall units with worktops and tiled surrounds, including sink unit integral oven and lpg gas hob and canopy, provision for appliances and plumbing, double glazed window and door, radiator.

Inner Hall 13' 8" x 2' 7" (4.17m x 0.8m)

Bedroom 1 10' 10" x 9' 6" (3.3m x 2.9m)

Double glazed window, radiator, fitted wardrobe

Bedroom 2 9' 2" x 9' 0" (2.8m x 2.75m)

Double glazed window, radiator, fitted wardrobes

Shower Room 8' 6" x 5' 10" (2.6m x 1.77m)

Corner shower cubicle and electric shower, wash basin, w.c., extractor, radiator, part timber panelled and part tiled walls and floor, timber clad ceiling and downlighters

Cog Loft Room 19' 8" x 6' 7" (6.0m x 2.0m) restricted headroom

Ideal as an occasional room or hobby room or office with 2 roof lights

Exterior

Gate to walled fore garden with various shrubs and bushes, gated side access to rear. On road Parking Rear concrete yard area with cold water tap. Access to very long garden in two sections mainly to grass with hedgerow and various trees/shrubs. LPG storage tank 2 sheds and greenhouse in lower section Attached Outbuilding (4.6m x 2.4m reducing to 1.4m) with belfastsink w.c. and boiler

Facilities - LPG Central Heating UPVC Double Glazing

Services - Mains water electricity and drainage

Tenure - Freehold

Council Tax Band C Energy Performance Rating F

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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

