



5 Bryn Estate, Llanfaethlu, Holyhead, Isle Of Anglesey, LL65 4PG



**Price: was £259,950 Now £249,950 Offers Invited**

- Generous Extended Family Size Detached House
- Set in Small Close within a Small Village Estate
- 3 Reception rooms
- Ground floor Shower room/Cloaks, Bathroom
- No Ongoing Chain, EPC E
- 3 Good Sized Bedrooms
- Large Kitchen/Breakfast room & Utility
- Oil Central Heating UPVC Double Glazing
- Front Drive/Parking and Garden
- Rear/Side Drive Garden & Shed



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### Accommodation - Ground Floor

Upvc double glazed door to

**Vestibule** 2' 11" x 2' 7" (0.9m x 0.8m)  
glazed timber door to

**Entrance Hall** 10' 2" x 7' 7" (3.1m x 2.3m) max  
turned staircase to first floor, understairs storage cupboard,  
radiator.

**Cloakroom/Shower Room** 6' 11" x 5' 3" (2.1m x 1.6m)  
Shower cubicle and electric shower, w.c. , vanity wash basin  
and unit.

**Lounge** 22' 8" x 10' 2" (6.9m x 3.1m)  
4 double glazed windows, feature timber fireplace, 2  
radiators.

**Dining Room** 12' 2" x 9' 10" (3.7m x 3.0m)  
Side double glazed window radiator, large opening to

**Kitchen/Breakfast Room** 16' 9" x 8' 10" (5.1m x 2.7m)  
Range of fitted timber finished base and wall units with  
working surfaces and inset sink unit with double oven, hob  
and concealed overhead cooker canopy. 2 double glazed  
windows, radiator, tiled floor, downlighters.

**Utility room** 8' 10" x 8' 10" (2.7m x 2.7m)  
Double glazed window and door to rear, built in cupboards,  
open to hallway with double glazed door to front



**Living Room** 16' 1" x 8' 2" (4.9m x 2.5m)

Converted from former garage with double glazed patio doors to front, meter cupboard.

**First Floor Landing**

loft access, double glazed window

**Front Bedroom 1** 11' 10" x 9' 10" (3.6m x 3.0m)

2 Double glazed windows, radiator, built in wardrobe.

**Front Bedroom 2** 9' 10" x 9' 10" (3.0m x 3.0m)

2 double glazed windows, radiator

**Rear Bedroom 3** 12' 6" x 9' 10" (3.8m x 3.0m)

2 Double glazed windows, radiator.

**Bathroom** 11' 2" x 5' 6" (3.4m x 1.68m)

Light grey suite with paneled bath, wash basin and w.c., built in cupboard, double glazed window, radiator.

**Exterior**

Front - there is tarmac drive and [parking space with garden laid to grass and side access. Rear/Side Good side side and rear garden laid to grass with shrubs and bushes, greenhouse, paved patio area and oil tank, cold water tap. Shed ( 2.7 x 2.4) with double glazed window, timber door and oil fired central heating boiler

**Facilities - Oil Central Heating, UPVC Double Glazing****Services - Mains water electricity and drainage - No mains gas****Council Tax Band D Energy Performance Rating E****Tenure - We understand to be Freehold (Solicitors to verify as title is unregistered)****Disclaimer**

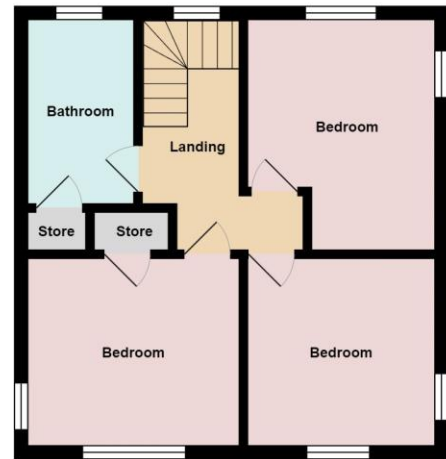
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**Anti Money Laundering Regulations** At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor



First Floor

All measurements are approximate and for display purposes only

