

EGERTON ESTATES



2 Tan Y Marian Uchaf , Brynteg, LL78 8JS **Offers In The Region Of £229,950**

This delightful character cottage enjoys a peaceful rural setting just outside the village, while being only a little over a mile from the popular seaside village of Benllech. It is ideally located for enjoying the beautiful sandy beaches at Traeth Bychan and Benllech.

Thoughtfully modernised and extended to a high standard, the cottage offers bright, comfortable and surprisingly spacious accommodation. Highlights include a welcoming living room with an impressive stone inglenook fireplace, a fully fitted kitchen and breakfast room, a stylish modern bathroom and two generous double bedrooms. Outside, there is off-road parking for two cars, along with attractive, easy-to-maintain gardens to the front and rear.

Living Room 14'1" x 11'4" (4.31 x 3.47)

With a feature exposed stone inglenook with timber lintel, and housing a wood burning stove on a stepped slate hearth. Part vaulted ceiling with exposed roof beams, light timber laminated flooring, t.v connection, radiator.

Inner Hall

With staircase to the mezzanine bedroom, laminate timber flooring, radiator and a cupboard. Access to:

Kitchen/Breakfast Room 14'10" x 7'11" (4.54 x 2.43)

Plus recessed dining area, having a good range of modern base and wall units in a contemporary light grey finish with contrasting worktop surfaces and tiled surround. Integrated fittings include a ceramic hob with matching grey splashback and extractor over, dishwasher and integrated washing machine. Space for a fridge/freezer, stainless steel sink unit under a wide aspect window and double opening and double glazed french style doors to the rear garden. Recess for a dining table with integrated bench seat, radiator. Cupboard housing a propane gas central heating boiler.

Bedroom One 10'0" x 8'8" (3.07 x 2.66)

With a modern range of integrated wardrobes in a light grey finish with fitted wall mirror. Front aspect window, t.v connection and radiator.

Bathroom 9'10" x 5'10" (3.01 x 1.78)

Having been recently refitted with a white suite comprising a 'P' shaped panelled bath with both a mixer and electric shower over, and glazed shower screen. Wash basin in a vanity cupboard and with a very wide mirror over, w.c. Towel radiator.

Mezzanine Bedroom Two 11'7" x 11'2" (3.54 x 3.41)

A delightful feature bedroom, with glazed screen to look down on the living area. Twin aspect windows ensures good natural daylight, and with radiator, t.v connection. Part restricted headroom.

Outside

Being a short distance from the B5110 Brynteg to Marianglas road, the cottage is set back to give an off road parking area for two cars, together with a small paved patio to sit outside. To the rear is a well screened and manageable garden area, presently paved and to give a good area to sit out and enjoy all day sunshine.

Services

Mains Water and Electricity.

Private drainage.

Propane gas central heating system.

Light timber pvc double glazed windows and doors throughout.

Tenure

The property is understood to be freehold, and this will be confirmed by the vendor's conveyancer.

Energy Performance Certificate

Band F

Council Tax Band

Band D

Viewing

By appointment with Egerton Estates Benllech 01248 852177

Directions

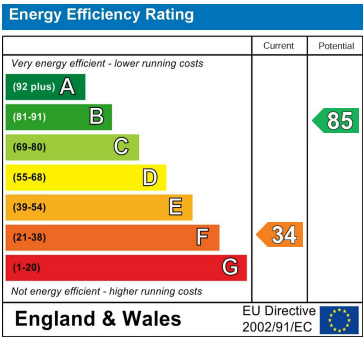
From Benllech take the Brynteg road B5110 from the Tesco square At the California Public House take the right for Marianglas. Continue on this road for a short distance and after leaving the village, there is a left hand bend, and you turn right here. The cottage is a short distance on the right.

Floor Plan

Area Map



Energy Efficiency Graph



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