



Eirlys Cottage

Pen Y Pylle, Brynford, CH8 8HB

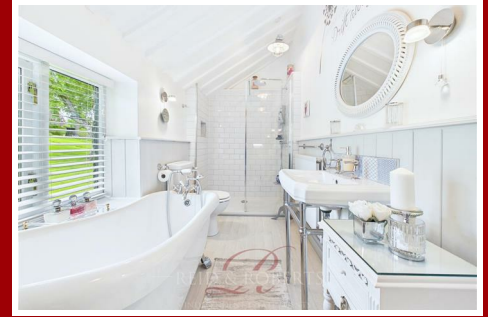
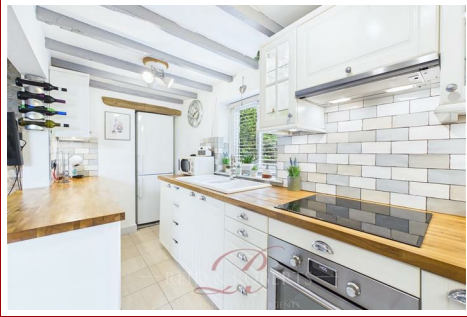
Asking Price £250,000



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Accommodation Comprises

A wooden gate opening to steps up to a paved pathway leading to the beautiful stable-style entrance door, whilst also providing access to the garden area and driveway/patio area. A step up to the stable-style entrance door opens into:

Entrance Hall

An impressive entrance hall featuring patterned tiled flooring with underfloor heating, elegant wall lighting, and striking arched window, with doors leading to a separate lounge and an open-plan kitchen, dining and living area, together with stairs rising to the first floor.

Lounge

A beautifully characterful lounge featuring exposed stone walls to either side of the chimney breast, complemented by a wooden beam mantle and a patterned tiled fireplace recess housing an inset log burner, set on a slate hearth, creating a warm and inviting focal point. Exposed ceiling beams and reclaimed wood flooring further enhance the charm of the room, whilst dual-aspect wood-effect UPVC double glazed windows to the front and side elevations flood the space with natural light, creating a wonderfully cosy yet airy atmosphere. The room also benefits from a radiator and ample power points.

Open-Plan Kitchen/Diner/Living Area

Dining / Living Area - A superb open-plan living space offering functionality, featuring an impressive exposed stone fireplace with inset log burner set on a patterned tiled hearth within the chimney breast, creating a striking focal point. The dining and living area benefits from wood-effect laminate flooring, exposed ceiling beams, and inset spotlights, along with a radiator for comfort. Additional features include a wood effect UPVC double glazed window to the front elevation, built-in understairs storage with lighting, and power points, enhancing both practicality and charm.

Step up to the:

Kitchen - Fitted with a range of wall and base units with complementary wooden worktops and featuring a white one and a half bowl sink with mixer tap, built-in oven, electric hob with extractor fan over, wine fridge, and space for a washing machine and fridge/freezer. The wall-mounted boiler is discreetly concealed behind a removable panelled wall for easy access. Finished with splashback tiling, tiled flooring with underfloor heating, exposed beams, and a wooden double glazed window to the side elevation, this stylish kitchen blends character with modern convenience.

First Floor Accommodation

Stairs with handrail leading to:

Landing

A light and airy landing featuring a Velux window allowing natural light to flood the space, complemented by an attractive exposed stone wall. Doors provide access to two well-proportioned double bedrooms, both benefitting from their own en-suite facilities.

Bedroom One

A beautifully characterful double bedroom featuring an exposed stone wall with cast iron fireplace. Wood-effect UPVC double glazed windows to the front elevation enjoy far-reaching views towards the estuary, filling the room with natural light. Exposed ceiling beams further enhance the space, along with built-in storage cupboards, one of which houses an additional water tank/overflow system, providing excellent practicality. The room also benefits from a radiator and power points.

Door into:

En-Suite

Featuring exposed ceiling beams, this well-appointed en-suite offers a stylish four-piece suite comprising a freestanding bath, wash hand basin with tiled splashback, WC, and a walk-in shower with wall-mounted electric shower and partially tiled walls. Finished with wood-effect laminate flooring and partially panelled walls, the space combines character with modern comfort. A double glazed window to the side elevation provides natural light, while a built-in airing cupboard housing the hot water tank offers excellent practicality. The room also benefits from a wall-mounted heater, radiator, and wall lighting.

Bedroom Two

A well-proportioned double bedroom enjoying a dual aspect with wood-effect UPVC double glazed windows to the front and side elevations, offering far-reaching views and an abundance of natural light. Exposed ceiling beams offer timeless appeal, while the room further benefits from a radiator and power points. A bespoke built-in wardrobe provides excellent storage, with an opening into:

En-Suite

A well-appointed en-suite comprising a three-piece suite including a WC, slimline wash hand basin with vanity unit, and a corner shower with wall-mounted electric shower. Finished with partially tiled walls and tiled flooring, the space offers a clean and modern feel. Additional benefits include a wall-mounted heater.

External

Designed for maximum enjoyment and minimal effort, the cottage is approached via a quiet lane, bound by a rustic stone wall, mature

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hedging and a single wooden gate to the side elevation, providing convenient pedestrian access into the garden whilst maintaining privacy and a sense of seclusion. A lawn area is complemented by a versatile paved patio area, creating an ideal space for al fresco dining or entertaining, or additionally utilised as an off-road parking space which can also be accessed via double wooden gates. The oil tank is discreetly positioned to the front right of the property, and you will also find a useful area with a shed providing additional storage.

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MONEY LAUNDERING REGULATIONS

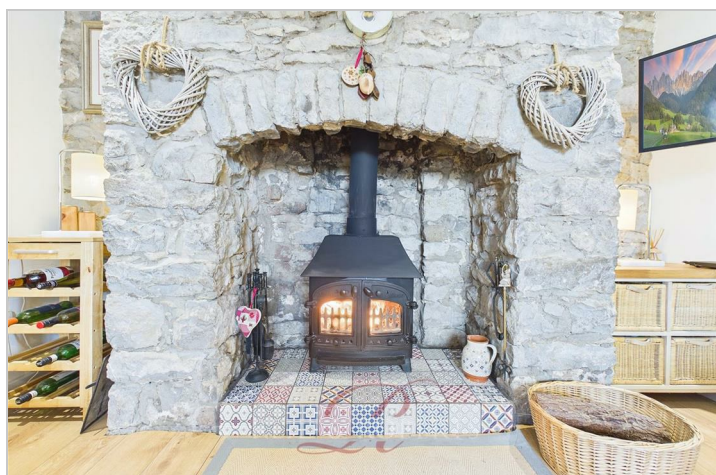
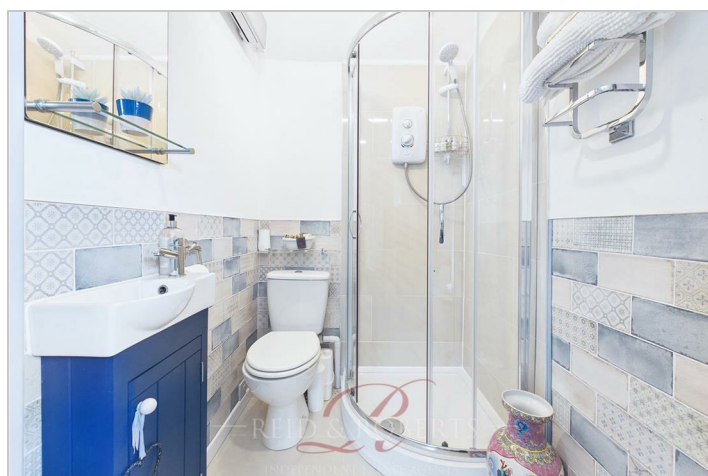
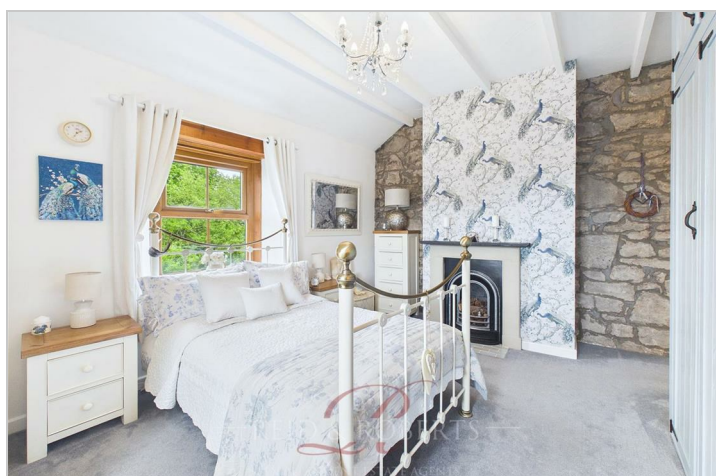
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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A map snippet from Google Maps showing a road junction. A blue road labeled 'A55' runs diagonally from the bottom left. A road junction is marked with a yellow pin. The map is credited to 'Map data ©2026' and the Google logo is visible.

Floor 0

- Storage Cupboard: 0.97 x 2.04 m
- Living Room: 3.52 x 4.40 m
- Open-Plan Kitchen/Diner/Living Area: 5.34 x 4.35 m
- Entrance Hall: 0.87 x 3.16 m

Floor 1

- Landing: 0.93 x 1.08 m
- Bedroom One: 3.94 x 4.01 m
- Bedroom Two: 3.55 x 4.01 m
- En-Suite (top right): 1.69 x 4.14 m
- En-Suite (bottom left): 1.41 x 1.37 m

Approximate total area⁽¹⁾: 84.2 m²

Reduced headroom: 0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		51	74
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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