

## 5 Bron Y Felin, Menai Bridge, LL59 5UY

**£300,000**

A well presented and refurbished link detached house, centrally located in the desirable village of Llandegfan and within easy walking distance of the primary school, bus stop and village convenience store. Enjoying views towards the Snowdonia mountain range, especially from the upper floors. The accommodation briefly comprises: Entrance porch, hallway, lounge with large patio doors to front decked seating area, ground floor bedroom with en-suite shower room/WC, contemporary breakfast kitchen and side hallway leading to the utility room. First floor landing with built-in storage to eaves and built-in linen cupboard. Two double bedrooms and modern bathroom/WC.

The property benefits from uPVC double glazed windows/doors, gas central heating, landscaped gardens, off road parking and single garage. Energy rating Band C.

Considered a convenient location circa 3 miles distant to Beaumaris and 2 miles to Menai Bridge, both of which provide a comprehensive range of local services for everyday needs including a variety of pubs and restaurants, parades of shops, cafes, post offices, supermarkets, doctors and dentist surgeries.

The area benefits from having excellent road communications with the A55 approximately 3 miles away permitting easy access across the North Wales Coast, Cheshire and linking with the national motorway network. Bangor is approximately 4 miles with its University/Hospital and rail service to London Euston and there is a daily ferry service from Holyhead to Dublin.

Viewing recommended to fully appreciate the property condition, accommodation, location and views.

**Entrance Porch 7'0" x 5'8" (2.15 x 1.74)**



Composite double glazed entrance door opening to the porch entrance with front and side uPVC double glazed windows. Engineered oak flooring continuing throughout the main ground floor accommodation. Timber paneled ceiling with one inset downlight. Double glazed sliding patio doors to the hallway.

**Hallway**



Staircase leading up to the first floor landing area. Radiator, smoke alarm, Nest control panel and five inset downlights to ceiling.

**Lounge 17'7" x 10'9" (5.37 x 3.30)**



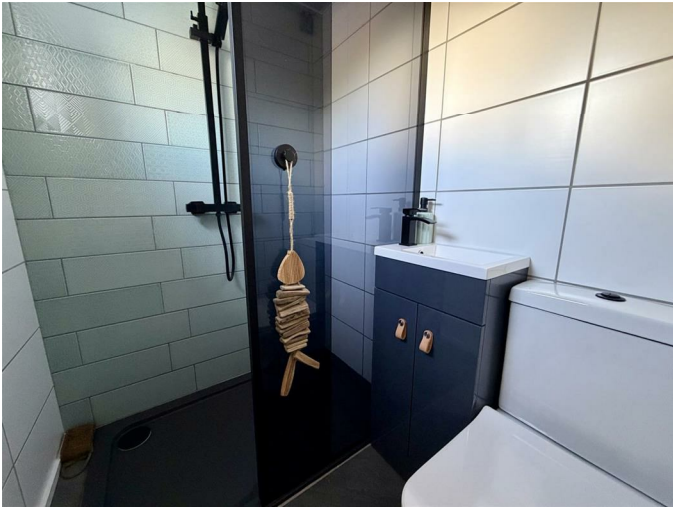
Having large uPVC double glazed patio doors to the front elevation, allowing plenty of light and giving good access to the front timber decked seating area and lawned garden with views towards the mountains. Two vertical radiators and pendant light.

**Bedroom 3 11'0" x 9'4" (3.36 x 2.87)**



Having a built-in cloaks cupboard, uPVC double glazed window overlooking the rear garden, smoke alarm and two inset downlights to ceiling. Oak door to en-suite. (Currently utilised as work space/office).

**En-Suite Shower Room/WC 5'0" x 4'2" (1.53 x 1.28)**



A modern ground floor suite comprising: Button flush WC, vanity wash hand basin with mixer tap and shower area with glass screen and thermostatically controlled shower unit. Fully tiled walls and flooring. uPVC double glazed frosted window to the rear elevation. Plastic paneled ceiling with three inset downlights.

**Breakfast Kitchen 15'11" x 7'4" (4.86 x 2.26)**



Contemporary style kitchen fitted with matte black fronted units, dark grey composite worktops/up-stands and a feature central island/breakfast bar with inset sink and mixer tap. Quality appliances include a Samsung double oven and induction ceramic hob. Under counter recess for fridge. Eight inset downlights to ceiling with smoke alarm. Corner work station with provision for wall mounted television. Two uPVC double glazed windows overlooking the rear garden and double glazed door to the side entrance hallway.

**Side Hallway**

uPVC double glazed entrance door and exit door to the rear garden. Built-in open cloaks cupboard and timber paneled ceiling with three inset downlights. Slate effect tiled flooring continuing through to the utility room.

**Utility Room 7'8" x 6'3" (2.36 x 1.91)**



Fitted with matte black fronted base units and larder unit with brushed steel handles finished with oak worktops. Inset sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Wall mounted Worcester gas condensing combi boiler. uPVC double glazed picture frame window to the side elevation.

**First Floor Landing Area**

A light landing area with uPVC double glazed window to the side elevation. Built-in eaves storage and linen cupboard with radiator, timber slatted shelving and PIR light. Radiator, smoke alarm and three inset downlights to ceiling.

**Bedroom 1 15'0" x 10'9" (4.58 x 3.30)**



Large uPVC double glazed window to the front framing views towards the mountains. Built-in storage cupboards to eaves, radiator and two directional lights to ceiling.

**Bedroom 2 9'4" x 7'11" + deep wide recess (2.87 x 2.42 + deep wide recess)**



uPVC double glazed window to the rear elevation capturing distant mountain views. Deep timber paneled recess with two directional lights. Fitted storage cupboard, radiator, access hatch to roof space and one inset downlight to ceiling.

**Bathroom/WC 7'10" x 5'1" (2.40 x 1.55)**



A contemporary suite comprising of an oval free standing bath with mixer tap/shower attachment, vanity wash hand basin with mixer tap and built-in button flush WC. Tiled flooring and tiled/timber paneled splash backs. Towel radiator, heated backlit mirror, PIR extractor fan, two downlights to ceiling and uPVC double glazed frosted window.

**Garage 17'3" x 7'9" (5.26 x 2.38)**

With up and over door, power/light, smoke alarm, over head storage, rubber mat floor covering, thermal boarding and access to the electrical consumer unit.

**Outside**



Open front garden with lawn, raised timber decked seating area and driveway parking leading to the garage. Enclosed landscaped low maintenance rear garden, mainly with decorative stone and timber raised decking.

**Tenure**

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

**Services**

The property benefits from mains gas central heating and fully controlled via the smart "Nest" system. Mains water, drainage and electricity.

**Council Tax**

Band D.

**Energy Rating**

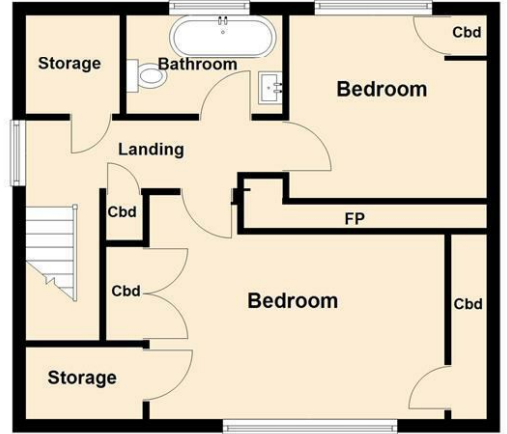
Band C.

# Floor Plan

**Ground Floor**  
Approx. 89.0 sq. metres (958.3 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (476.2 sq. feet)

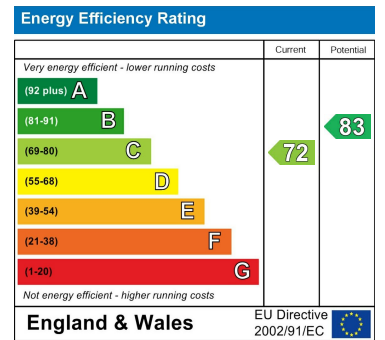


Total area: approx. 133.3 sq. metres (1434.5 sq. feet)

# Area Map



# Energy Efficiency Graph



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