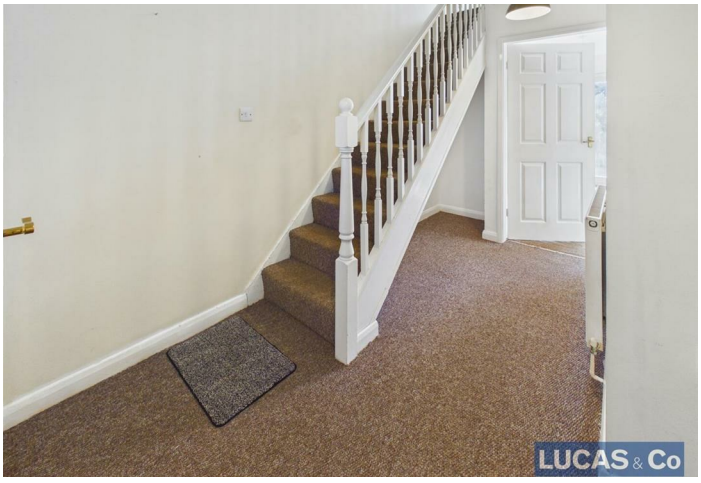
14 Stad Bryn Glas

Brynsiencyn, Llanfairpwllgwyngyll, LL61 6RD

- 3 Bedroom Semi Detached Home
- Neutral Decor Throughout
- Detached Garage
- EPC: C
- No Onward Chain
- Tarmac Drive Offering Generous Off Road Parking
- Open Countryside Views to Rear Aspect of Property
- Council Tax Band: C



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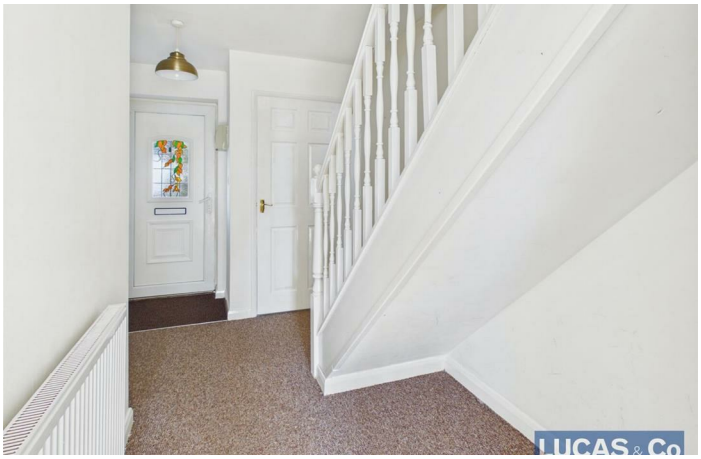
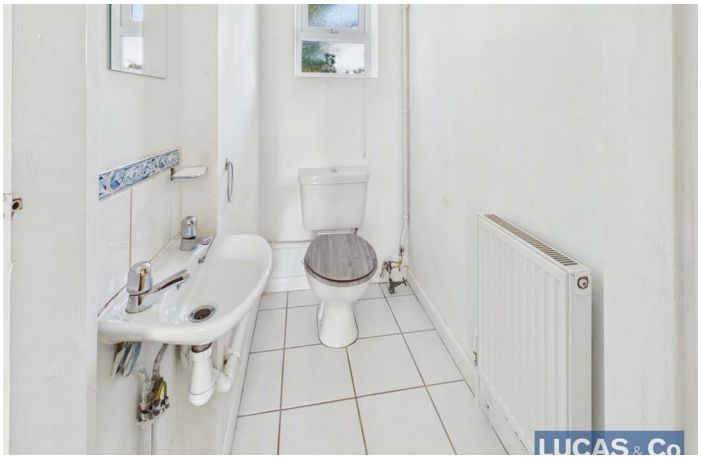




A 3 bedroom semi detached home, with no onward chain, with off road parking and a detached garage. Front and rear lawn with open countryside aspect to the rear. Located in a popular residential estate in the village of Brynsiencyn.

Entrance Hallway
12'11" x 7'10"
The Entrance Hallway welcomes you into the home, featuring a staircase with white balustrades leading to the first floor. Doors through to principle ground floor rooms.

WC
5'1" x 3'3"
Fitted with a small basin and toilet, conveniently located on the ground floor in the front hallway. Window with privacy glass, radiator, pendant light and extractor fan.

Kitchen/Diner
12'11" x 8'3"
The Kitchen/Diner is a bright space laid with neutral tiled flooring and cabinets fitted with new doors and drawers with black handles, with laminate worktops. Gas hob with an extractor hood above and electric oven below. Stainless steel sink and drainer with mixer tap. Space for washing machine and tall slim fridge freezer. The dining area would comfortably fit a dining table and chairs. Double radiator and pendant light. Double window to front aspect of property.

Lounge
11'11" x 16'7"
The Lounge is a spacious living area carpeted in a warm neutral tone. French doors lead out to the rear garden. Double window, double radiator, double pendant lights.

First Floor Landing
8'11" x 6'0"
The Landing provides access to all three bedrooms and the bathroom. Airing cupboard housing the Worcester combi boiler, loft hatch, smoke alarm, thermostat and pendant light.

Bedroom 1
13'0" x 9'7"
The largest bedroom, featuring soft brown carpeting and a window overlooking the front aspect of the property. Double doors to a built in wardrobe.

Bedroom 2
9'11" x 9'7"
Another spacious double room with soft brown carpeting and a window that overlooks the rear aspect of the property and onto open fields with oak trees. The bedroom also benefits from a double built in wardrobe. Double radiator and pendant light.

Bedroom 3
9'11" x 6'8"
A single bedroom with a window that overlooks the front aspect of the property, would make a perfect study, nursery, or cosy bedroom.

Bathroom
5'10" x 6'8"
A white bathroom suite comprising bath with shower over, pedestal basin and wc. Double radiator, window with privacy glass and extractor fan.

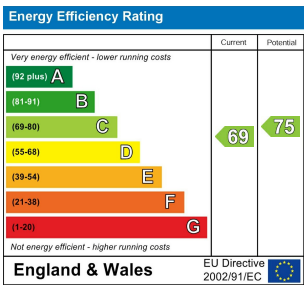
Outside Space
17'7" x 9'7"
The Rear Garden is a well-maintained, generous outdoor space featuring a neatly kept lawn and mature trees and shrubs lining the boundaries.

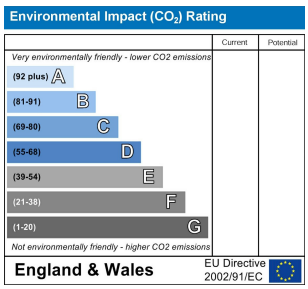
Garage
17'7" x 9'7"
With up and over door, ideal for storage or additional parking.

Parking
The property offers generous off road parking with a tarmac driveway.

Services
LPG Gas Central Heating
Mains water and drainage.
EPC:C
Council Tax Band: C
Slate Roof
Worcester Combi Boiler approx. 20 Years old (from new)

Location
Stad Bryn Glas is located in the popular village of Brynsiencyn which offers a shop, a pub offering meals, convenience store and takeaway. Situated only a few minutes drive from the busy village of Llanfairpwllgwyngyll, Britannia Bridge and Menai Bridge and A55 Expressway.


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
69
75
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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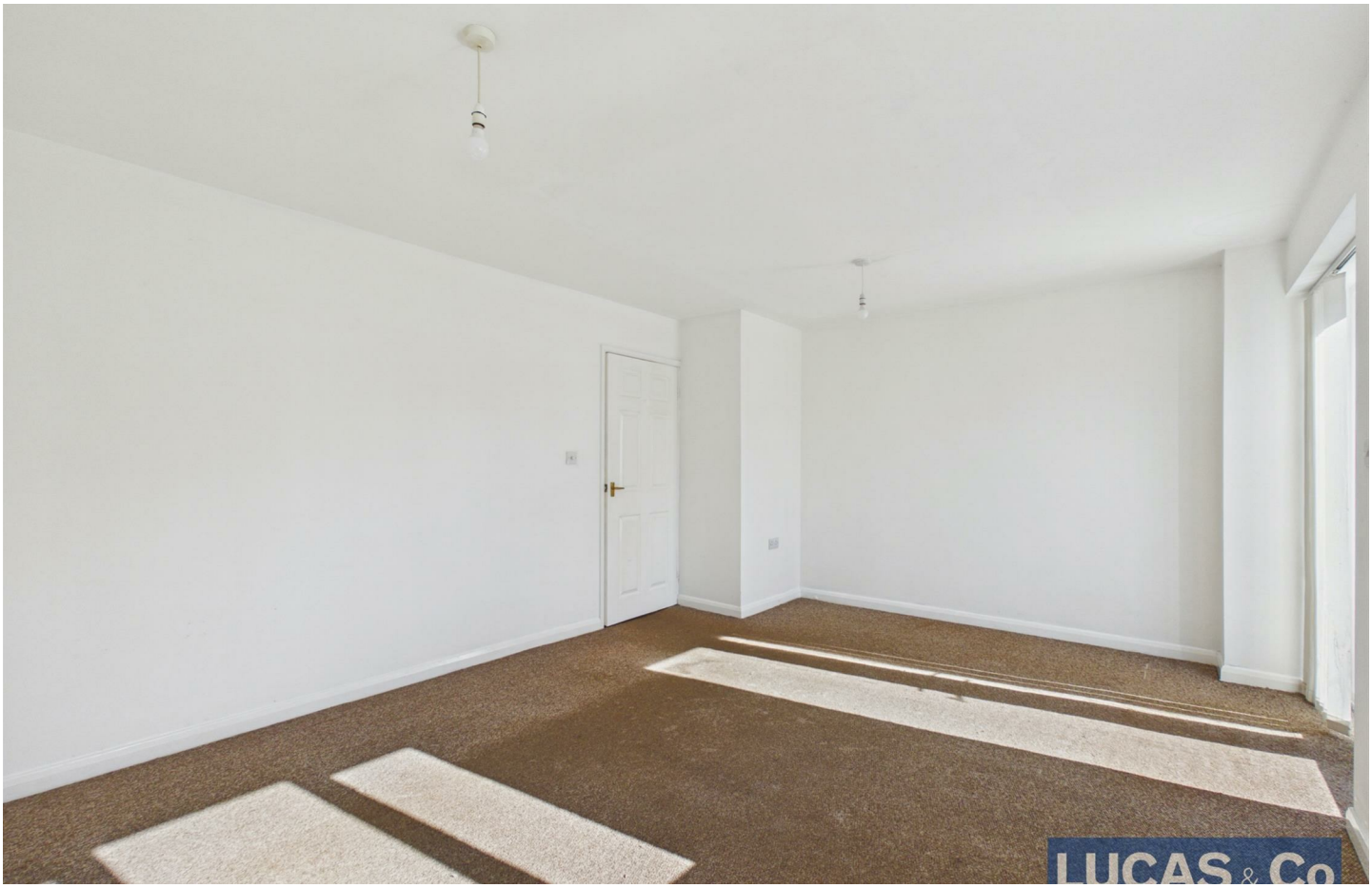
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Local Authority
Council Tax Band **C**
EPC Rating **C**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.