

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

Price: was £249,950 Now £239,950 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







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)



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The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase.
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



Ref: MP003326



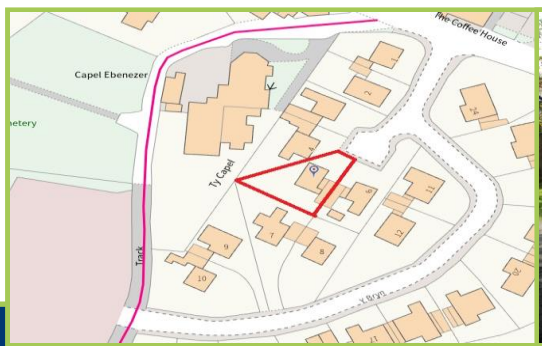
Ground Floor

First Floor

All measurements are approximate and for display purposes only









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