



Bryn Llwyd, Pencarnisiog, LL63 5RU
Offers In The Region Of £155,000

A quaint detached cottage, having 2 bedrooms and 2 reception rooms, Upvc double glazing and heated by oil fired central heating.

From the rear the cottage enjoys superb views extending across open farmland to the Snowdonia mountain range. The cottage offers immense potential but is in need of some upgrading.



Directions

From Llangefni, proceed along the A55 towards Holyhead. Exit at junction 5, signposted for Rhosneigr. Continue along this road for approx 1.5 miles and take first left towards Pencarnisiog, passing the village primary school. In the centre of the village at the crossroads turn left and the cottage will be seen on the right hand side.

Location

Situated in a picturesque location surrounded by open fields and enjoying fine views extending across across to the Snowdonia Mountain Range and the sea at Rhosneigr.

Main Entrance

Upvc double glazed front door opens through into.

Front Porch

4'10" x 3'05" (1.47m x 1.04m)

With wall mounted electric meters and glazed door opening through to:-

Lounge

12'01" x 10'08" (3.68m x 3.25m)

With attractive tile fireplace, with built in storage cupboards to either side, radiator, upvc double glazed window to front.

Inner Hallway

With staircase leading to first floor.

Study

8'05" x 5'10" (2.57m x 1.78m)

Radiator, upvc double glazed window to front.

Lean to Kitchen

18'04 x 7'03" (5.59m x 2.21m)

With single drainer sink set on base cupboard, additional double base cupboard with working surface over, ample timber painted open shelving, electric cooker point, plumbing for automatic washing machine door opening through to:-

Rear Porch

7'06" x 7'03" (2.29m x 2.21m)

With two upvc double glazed windows, both enjoying views over open countryside to the Snowdonia mountain range.

Bedroom Two

10'04" x 10'01" (3.15m x 3.07m)

(Plus bay), radiator, upvc double glazed window, under-stairs storage cupboard.

Bathroom/wc

6'10" x 5'08" (2.08m x 1.73m)

Consisting of a white suite, with low flush wc, pedestal wash hand basin, panelled bath with "Gainsborough" shower over, radiator, upvc double glazed.

First Floor Master Bedroom

13'00 x 10'00" (3.96m x 3.05m)

Built in cupboard.

Outside

Small front garden with centre pathway, double opening wrought iron gates to concrete off road parking with detached single concrete sectional garage, To the rear are gravelled beds with slate waste pathways leading to two stone storage shed with slate roofs.

Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed), the vendors solicitors should confirm details of title.

Services

Again we are informed by the seller that this property benefits from Mains electricity and water Telephone points (if any) subject to B.T. Regulations. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Council tax

We understand from our verbal enquiries to the local authority that the property is in Band " C "

Viewing

Strictly by appointment via the agents.

EPC

Awaiting EPC.



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



28 - 30 Church Street, Llangefni, Anglesey, LL77 7DU
T: 01248 723303
F: 01248 750146

info@morganevans.com
www.morganevans.com

**Morgan
Evans**