



Ceunant

Bachau, Coedana, LL71 8AB

Offers In The Region Of £795,000

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## Entrance Hall

Attractive oak hardwood front door, oak flooring and oak staircase to the first floor oak panelled galleried lounge. Radiator.

## Cloakroom

A walk-in cloakroom giving excellent coat hanging space, Separate large floor to ceiling cupboard. Radiator.

## Shower Room

5'0" x 5'11" (1.54 x 1.82)

Comprising corner shower unit, w.c, wash basin with mirror/light over, towel radiator, fully tiled walls and floor.

## Sitting Room/Study

16'6" x 14'7" (5.03 x 4.46)

With light oak flooring, bi-folding doors giving panoramic views over the surrounding countryside towards Dulas Bay and Parys Mountain.

Exposed ceiling beams. Offering flexible living arrangements. Radiator.

## Kitchen/Diner

19'4" x 19'9" (5.91 x 6.02)

Impressive spacious kitchen/dining area having an extensive range of light painted timber units with contrasting granite worktops and to include a twin-bowl 'Belfast' style ceramic sink. Large recess for a range cooker with extractor over, (with connections for oil or electric Aga conversion if desired) Matching island also serving as a breakfast bar with granite worktop surface. Wide opening to :

## Orangery

13'10" x 12'6" (4.23 x 3.83)

Enjoying double glazed surround to three sides to give panoramic views over adjoining fields towards Dulas Bay, Parys mountain and Bodafon mountain. Continuation of light oak flooring from the kitchen. Doors leading to outside patio and rear garden. Radiator.

## Pantry

With sink unit and storage cupboards, quarry tiled floor. Boiler (2021) Space for an 'American' fridge/freezer

## Hallway

With further outside door giving internal access to the double garage.

## W.C

Convenient wash room next to the garage.

## Utility Room

Housing both the washing machine and dryer.

## Inner Hallway

Giving access to the bedrooms, and with a large linen cupboard with radiator.

## Family Bathroom

7'1" x 7'9" (2.18 x 2.37)

A tastefully decorated bathroom with a white suite comprising a 'P' shaped bath with shower over and glazed shower screen. Wash basin with mirror/light over, w.c, and towel radiator. Fully tiled walls and floor. Large mirrors over bath.

## Bedroom One

20'7" x 11'6" (6.28 x 3.52)

A luxurious and spacious master bedroom with wide bi-folding doors onto a large patio giving fine rural and sea views. Two radiators with access to :

## En-suite

11'2" x 4'9" (3.41 x 1.45)

With a wide walk-in shower enclosure with thermostatic shower control. Wall mounted wash basin with contemporary mirror over, w.c, towel radiator and fully tiled walls and floor.

## Bedroom Two

17'4" x 10'5" (5.30 x 3.20)

A well appointed and spacious guest bedroom with two front aspect windows with views looking onto the garden, radiator and access to:

## En-suite

4'9" x 10'5" (1.46 x 3.18)

With wide walk-in shower enclosure with thermostatic shower control. Wall mounted wash basin with mirror over, w.c, towel radiator and fully tiled walls and floor.



### Bedroom Three

11'5" x 7'5" (3.48 x 2.27)

Enjoying fine rural views towards the ocean, fitted wardrobes and dressing table with drawers. Radiator.

### Bedroom Four

10'6" x 7'3" (3.22 x 2.23)

With front aspect window looking onto the front garden views. Radiator.

### Hallway

### Bedroom Five

11'5" x 7'6" (3.48 x 2.31)

Enjoying fine views towards Mynydd Parys. Presently used as a gym by the current owners.

### First Floor

### Lounge

23'3" x 16'6" (7.11 x 5.04)

A stunning room having large windows to take advantage of the panoramic views towards Dulas Bay, Parys, Bodafon and Eryri mountains. Inglenook style fireplace housing a multi-fuel stove (2021) on a wide slate hearth with timber mantle over. Three radiators.

### Double Garage

20'1" x 18'5" (6.14 x 5.63)

With wide electrically operated door, power and light, wall shelving. Smart meter.

### Outside

A recently laid tarmac drive (2023) leads to a specified visitors parking area as well as giving access to the double garage.

Extending to 0.89 of an acre there is a lawned garden to the front has a selection of shrubbery and plants with the house set well back from the road. The main garden is to the rear being lawn for ease of maintenance and with a feature re-laid paved patio extending off the bedroom, kitchen and orangery. Second slabbed patio with pergola (2022). There is ample concealed storage and shed to the side of the house.

### Services

Mains water and electricity. Private drainage.

Oil fired central heating system

### Tenure

The property is understood to be freehold and this will be confirmed by the Vendors' conveyancer.

### Energy Efficiency

Band D

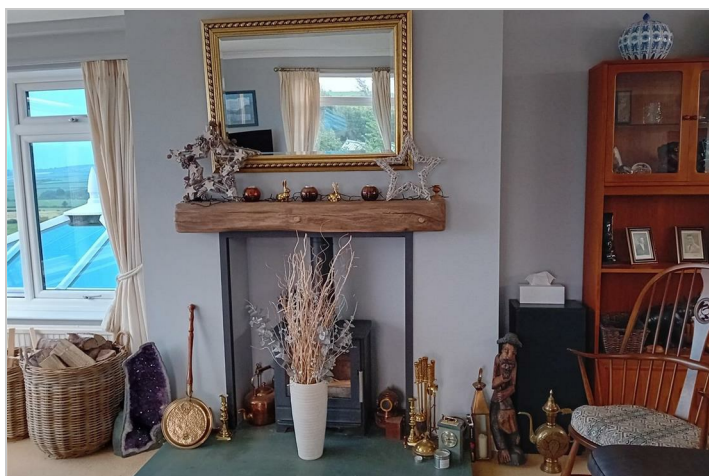
### Council Tax

Band F

### Agents Notes

Double Glazing renewed 2021

Oil Boiler and radiators 2021



Road Map



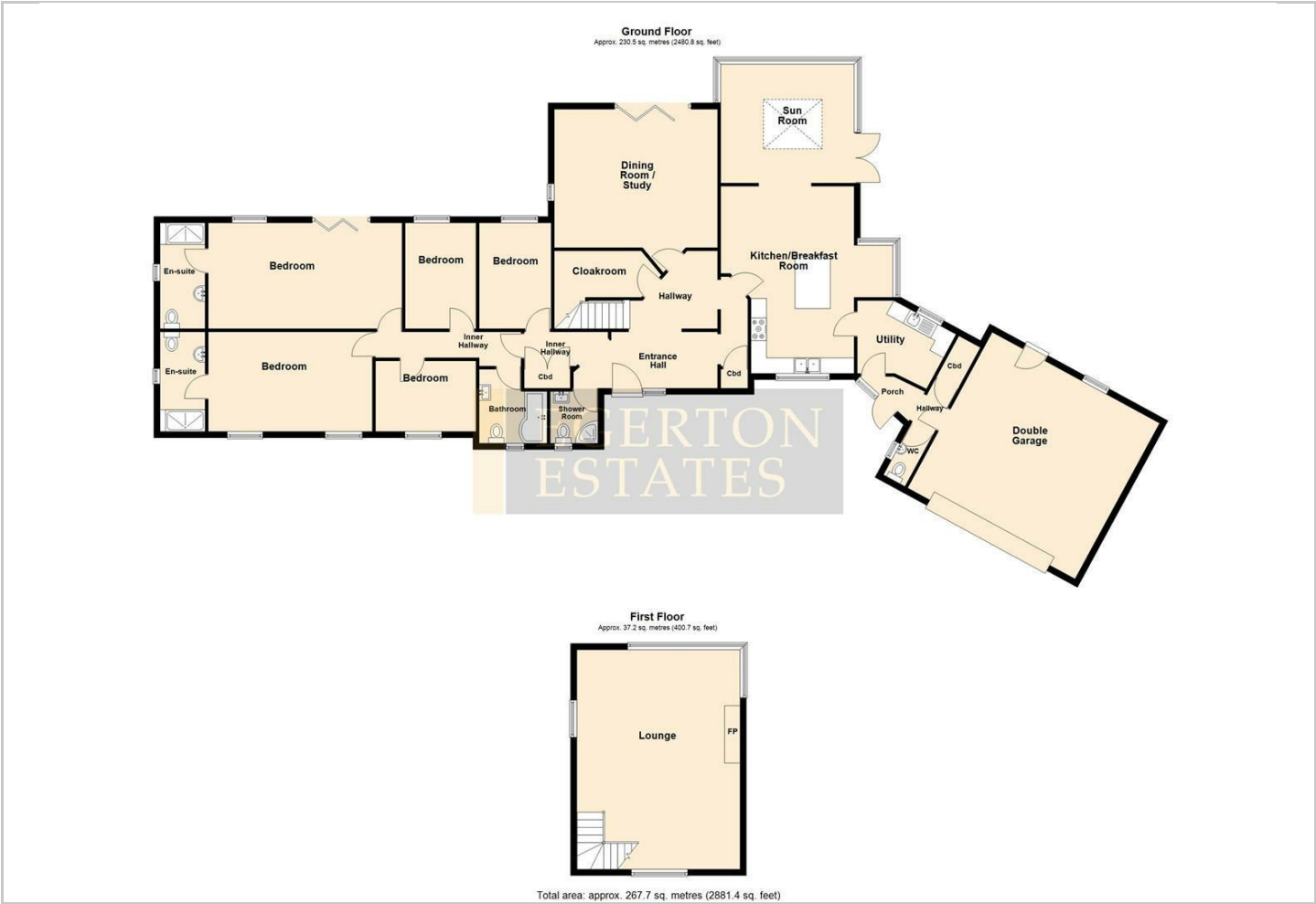
Hybrid Map



Terrain Map



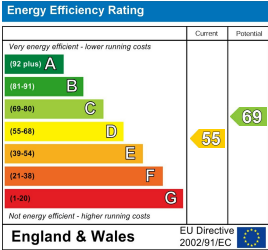
Floor Plan



Viewing

Please contact our Egerton Estates Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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