

EGERTON ESTATES



Glan Yr Afon , Penysarn, LL69 9UE

Offers Over £260,000

A charming detached traditional style cottage situated in an idyllic rural area of north east Anglesey, about 2 miles to the A5025 coast road and five miles to the port town of Amlwch. Set in half an acre of grounds, the cottage is in need of modernisation, but offers an excellent project for a proactive purchaser looking for a 'lifestyle change'. It enjoys an open outlook to all sides, with fine views towards Mynydd Parys. The accommodation provides for a living room with exposed beams and inglenook fireplace, a kitchen, lean-to timber Conservatory, two bedrooms one with balcony off, and further attic room.

Entrance Hall 15'1" x 6'11" (4.60 x 2.11)

Part open to the kitchen, with matching wall and base units provided. Pvc double glazed front door and rear aspect window.

Kitchen 16'9" x 7'7" (5.13 x 2.32)

Having a range of base and wall units in a white laminate finish with timber worktop surfaces and a stainless steel sink unit under a front aspect window. Electric hob with extractor over and oven under, space for a washing machine and dryer. Part vaulted ceiling, door to:

Rear Sitting Room 24'11" x 9'8" (7.60 x 2.97)

A timber built conservatory style lean-to with timber panelled walls and ceiling, and double glazed door to the rear garden.

Living Room 15'4" x 12'9" (4.69 x 3.89)

A charming cottage style living room with exposed ceiling beams, stairs to the first floor. Stone surround fireplace and hearth with propane gas stove. T.V connection.

Inner Lobby

With 'dog-leg' staircase to the attic room.

Bedroom One 9'11" x 9'10" (3.03 x 3.02)

With side aspect window overlooking fields beyond to Parys Mountain, glass doors into a walk-in dressing room with two windows, one overlooking fields and the other having a front aspect. .

Bathroom 6'9" x 6'6" (2.06 x 2.00)

With corner bath, w.c and wash basin, wall mounted electric heater.

First Floor

Bedroom Two 12'10" x 9'6" (average) (3.93 x 2.90 (average))

In a crog loft style with front dormer window and rear roof light. Exposed roof purlins, restricted headroom. Through access to:

Dressing Room 16'0" x 6'10" (4.88 x 2.09)

With double glazed patio style doors to a front balcony enjoying fine rural views.

Attic Room 14'10" x 9'1" (4.54 x 2.77)

With restricted headroom, presently utilised as a bedroom with velux window.

Outside

Access off the lane with wide double opening gates lead to a good sized concreted yard area, giving off road parking for several cars. Timber built Store Shed divided into two, Extending beyond the yard area is the main paddock with an old poultry shed and disused static caravan.

To the rear is a small secluded garden area.

Services

Mains water and electricity.
Private Drainage.

Council Tax

Band B

Energy Performance Certification

Band G

Directions

Proceeding northwards on the A5025, on entering the village of Penysarn, turn left signposted Gadfa. Continue for 1 mile and at a small crossroads turn right . Continue for half a mile, and just before a small bridge, turn left. Glan Yr Afon is the third property along this narrow lane.

Floor Plan



This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E			
(21-38) F			
(1-20) G		1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.