

# EGERTON ESTATES



**Bwlch Y Fen Tyn Lon, LL65 3LX**

**Offers In The Region Of £465,000**

A very substantial detached six bedroom former farmhouse , located in a rural area, just over 3 miles from the county town of Llangefni. Ideally suited for a large family, Bwlch Y Fen provides four reception rooms, a spacious kitchen and separate utility room as well as having 6 bedrooms and 5 bathrooms. This is complemented by large lawned gardens, a range of stone built outbuildings and off road parking. The property has oil central heating and is double glazed, but aspects are in need of modernisation which is reflected in the competitive asking price.

Well worthy of viewing.

### **Main Hallway 24'5" x 69'10" (7.45 x 21.3)**

A spacious reception area with a feature pitch pine staircase to the first floor, radiator, fibre broadband connection.

### **Side Hallway**

A wide space with tiled floor, leading to an inner hall with a second staircase to the first floor.

### **Open Porch**

With stone flagged floor, overhead light. Double glazed entrance door to:

### **Living Room 15'2" x 12'2" (4.63 x 3.72)**

Having a feature decorative slate surround open fireplace and hearth. Front aspect window, original ceiling cornice, dado rail, t.v connection and radiator. Double opening glazed doors to:

### **Dining Room 12'3" x 11'11" (3.75 x 3.65)**

With tiled floor, deep ceiling cornices and pendant light, dado rail and radiator.

### **Sitting Room 14'11" x 12'2" (4.57 x 3.73)**

Again with a feature slate surround fireplace and hearth, deep ceiling cornice and pendant light, dado rail. Front aspect window, radiator, exposed stained timber.

### **Kitchen/Breakfast Room 16'3" x 14'6" (4.96 x 4.42)**

Having an extensive range of base and wall units in a dark oak style finish with contrasting worktop surfaces and tiled surround, together with a large slate worktop surface. Twin bowl stainless steel sink unit under a side aspect window. Inglenook style recess giving a space for an over range. Integrated dishwasher, tiled floor, tall radiator. Room for a central breakfast table.

### **Utility Room 12'2" x 12'2" (3.72 x 3.71)**

With wall cupboard and worktop surface with space under for a washing machine and dryer. Double glazed outside door, tiled floor. 'Worcester' oil fired central heating boiler. Partitioned w.c with wash basin.

### **T.V Room 15'5" x 11'10" (4.72 x 3.63)**

Having dual aspect windows, and with timber effect floor tiling, radiator, t.v connection.

## **First Floor**

### **Split Level Landing**

With radiator, hatch to the roof space. Storage cupboard by second staircase.

### **Bedroom One 28'2" x 9'6" (8.61 x 2.90)**

With wide opening between the bedroom area and adjacent spacious dressing room area, radiator.

### **En-suite Bathroom 10'2" x 6'8" (3.10 x 2.04)**

Having a steel panelled bath, wash basin in a vanity cupboard, linen cupboard.

### **Bedroom Two 13'3" x 12'2" (4.05 x 3.73)**

With front aspect window overlooking the gardens, radiator. Partitioned en-suite with corner shower enclosure, wash basin, w.c, radiator.

### **Bedroom Three 15'1" x 12'5" (4.61 x 3.79)**

With front aspect window overlooking the garden.

### **En-suite 7'8" x 7'0" (2.34 x 2.14)**

With corner shower enclosure, wash basin, w.c, radiator.

### **Bedroom Four 12'5" x 12'0" (3.80 x 3.68)**

With rural views, radiator.

### **En-suite 8'7" x 5'6" (2.62 x 1.70)**

With corner shower enclosure (not in use) and w.c (saniflo faulty), wash basin.

### **Bedroom Five 14'0" x 12'3" (4.27 x 3.75)**

With radiator. Partitioned en-suite with corner shower enclosure, wash basin, w.c, radiator.

### **Bedroom Six 11'10" x 7'4" (3.63 x 2.24)**

Radiator.

## **Outside**

A shared access with the adjoining farm leads to a parking area to the rear of the house. Adjacent to this area is a stone range of three store sheds. Very spacious gardens to the front laid to lawn with a selection of bushes and trees, extending to both sides to give a good amount of privacy.

## **Services**

Mains water and electricity.  
Oil fired central heating.

## **Tenure**

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

## **Epc**

Band E

## **Council Tax**

Band G

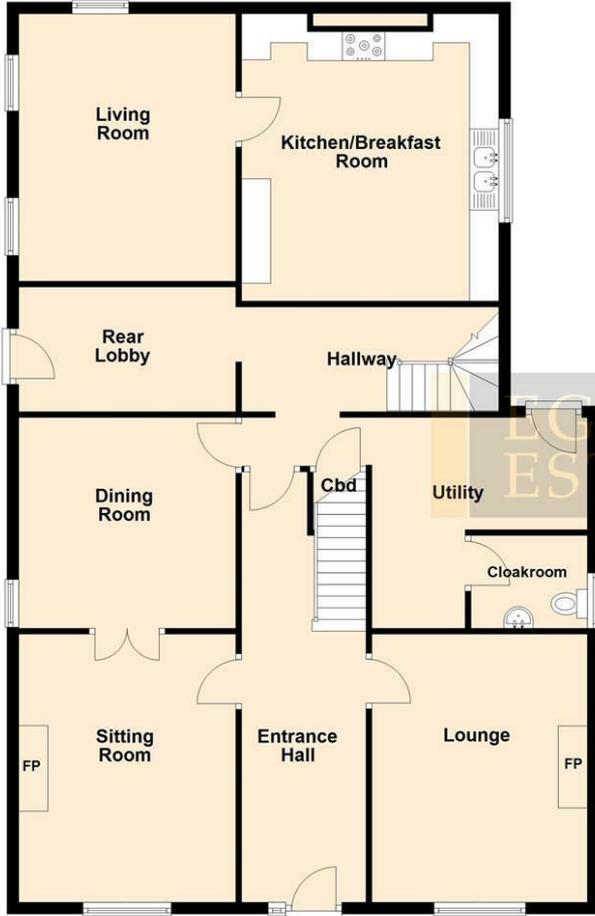
## **Directions**

From the centre of Llangefni, travel northwards on the B5109 road towards Bodffordd. Pass through Bodffordd, and after just over a mile, Bwlch Y Fen is on the right hand side set back off the road.

# Floor Plan

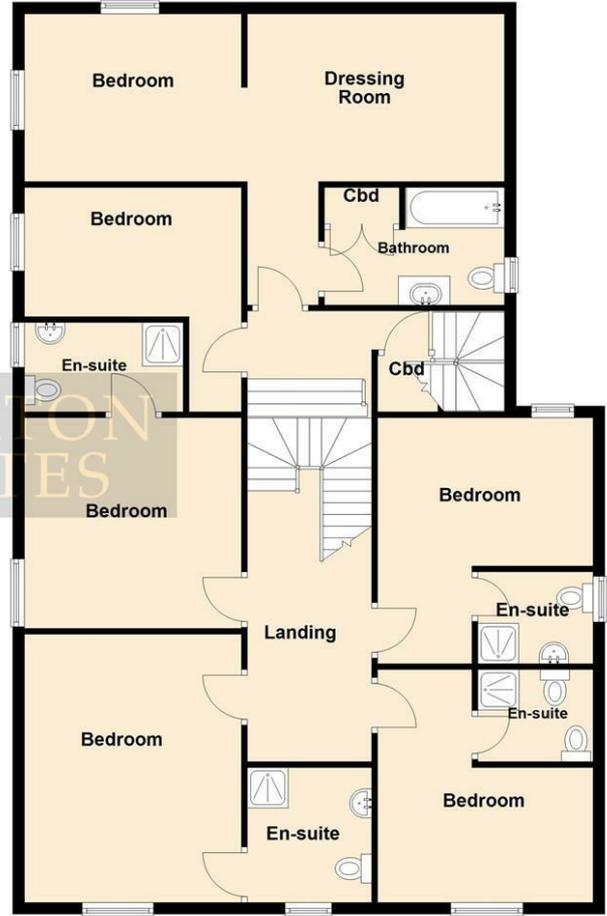
## Ground Floor

Approx. 138.7 sq. metres (1492.8 sq. feet)



## First Floor

Approx. 139.4 sq. metres (1500.7 sq. feet)



Total area: approx. 278.1 sq. metres (2993.4 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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