

EGERTON ESTATES



Maesteg , Brynteg, LL78 8JG

£265,000

A charming detached country cottage, conveniently situated within the small village of Brynteg, and about two miles to the popular seaside village of Benllech which provides most local amenities. Having a spacious garden and ample off road parking, the cottage has been nicely upgraded but with many older features retained. A feature of the property is the naturally light kitchen/dining room with bi-folding doors opening onto the garden, as well as a character living room with inglenook fireplace with wood burner. It has a modern 4 piece bathroom, two double bedrooms and a spacious crog loft with fixed staircase access headroom.

Well worth viewing and sold with no onward chain.

Entrance Porch

With glazed frontage and half glazed front door with stained glass surround. Tiled floor, coat hanging area, double glazed inner door.

Living Room 12'2" x 9'6" (3.72 x 2.91)

With a feature inglenook style fireplace with mantle over housing an 'AGA' woodburning stove on a slate hearth. Traditional half glazed timber cupboards to both alcoves either side of the fireplace, stained timber panelled ceiling picture rail, red quarry tiled floor, radiator, internet connection. Underfloor heating.

Inner Hall 11'2" x 5'10" (3.42 x 1.80)

A spacious area with traditional timber stairs up to the crog loft. 'Worcester' oil fired central heating boiler, quarry tiled floor, radiator, door through to:

Kitchen/Dining Room 14'7" x 11'11" (4.47 x 3.65)

Being a naturally light room with a 3 panel bi-folding double glazed door to the rear garden, and complimented by two velux roof lights. Good range of base and wall solid timber kitchen units in a cream finish with contrasting granite worktop surfaces, to include a 'Belfast' sink. Recess for an electric oven with light/extractor over and recess for a washing machine and dishwasher, as well as room for a fridge/freezer. Tiled floor with underfloor heating, tiled wall surround to the worktops, ceiling downlights, vertical radiator, Ample room for a dining table.

Bedroom One 10'10" x 8'11" (3.31 x 2.73)

With a double glazed bay window with sash style openings. Attractive original Victorian fireplace with a decorative timber surround, cast iron inlay with tiled surround and hearth. Painted timber ceiling, picture rail, wall shelving, radiator.

Bedroom Two 10'11" x 9'1" (3.33 x 2.79)

With a rear aspect window overlooking the main garden and with radiator under. Timber panelled ceiling, picture rail.

Bathroom 8'5" x 7'7" (2.57 x 2.32)

With a character suite in white comprising a freestanding 'roll top' bath, wide corner shower enclosure with thermostatic shower control, wash basin, w.c. tall towel radiator, tiled floor with underfloor heating, ceiling down lights, shaver point, wall mirror.

Second W.C

With w.c. and wash basin.

Crog-loft Room 15'4" x 10'2" (4.68 x 3.10)

Being floored and carpeted and with dormer window giving distant sea views. Radiator, ceiling down lights, eaves access. This room has limited headroom to part.

Outside

Access over a stoned private drive leads to an open parking area for up to 3 cars. To the side is a very spacious and sheltered sunny lawned garden area enjoying a good amount of privacy with shrubs and bushes to include a pear and fig tree. Concreted patio adjacent to the kitchen, bi-folding doors, and further concealed patio area at the bottom of the garden with timber garden shed. To the front of the cottage is an enclosed garden area with shrubs and bushes, and access along the side to a log store.

Services

Mains water and electricity. Private drainage. Oil fired central heating, controlled by 'Hive' Underfloor heating to lounge, kitchen and bathroom.

Council Tax

Band C

Energy Performance

Band E

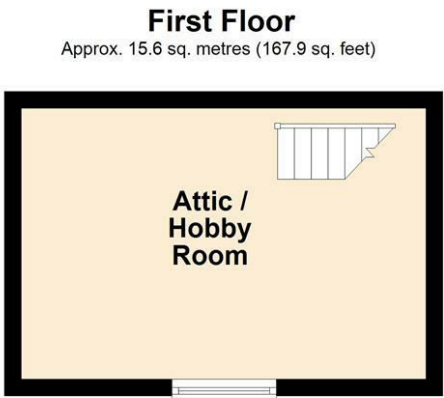
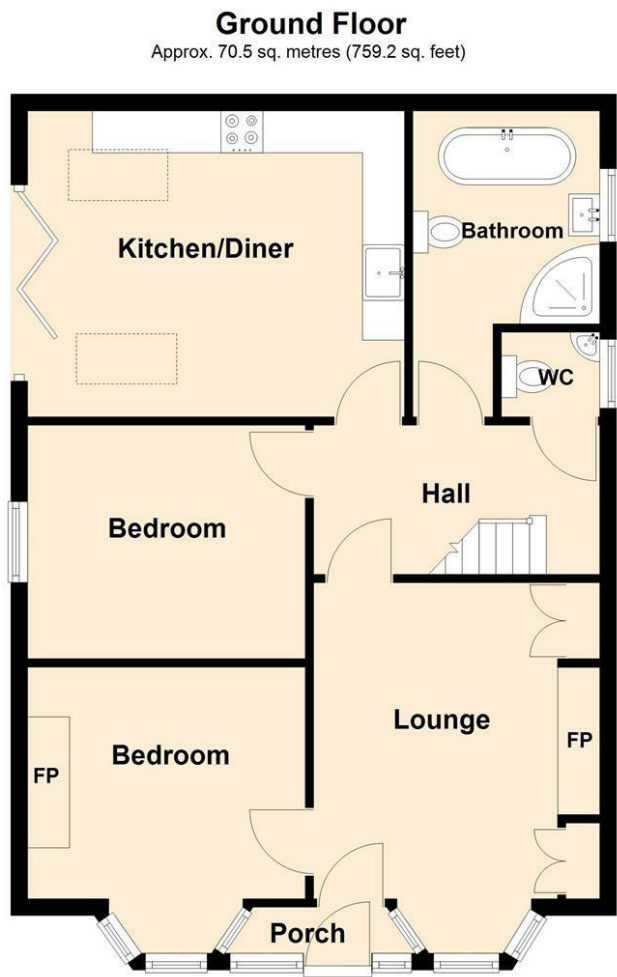
Tenure

Understood to be freehold, which will be confirmed by the vendor's conveyancer.

Directions

From Benllech, take the B5110 Brynteg road, and continue out of the village for just over a mile. At the California Inn cross roads, turn left for Llangefni, and just after the cemetery layby on the left, turn left down a private lane, and Maesteg is on the right hand side.

Floor Plan

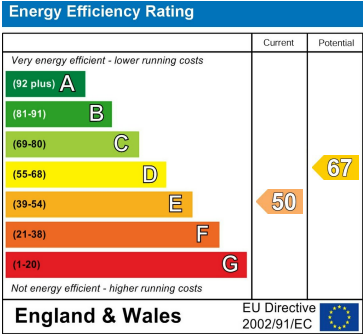


Total area: approx. 86.1 sq. metres (927.0 sq. feet)

Area Map



Energy Efficiency Graph



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