

EGERTON ESTATES



1 Ty Brics, Moelfre, LL72 8HN

Offers In The Region Of £395,000

A delightful and charming semi detached former fisherman's cottage, situated above Moelfre Bay to enjoy very fine sea and coastal views. Situated in an Area of Outstanding Natural Beauty, this quaint cottage oozes character and charm , yet has been significantly modernised by the present owner to include recovering the slate roof. The cottage provides 2 reception rooms, a 21 foot fitted kitchen, 3 bedrooms, plus a large attic room together with a modern Shower Room. It enjoys a spacious garden with off road parking, as well as a Summer House and garden sheds. The windows are double glazed.

A character cottage most worthy of inspection to appreciate its charm as well as the delightful sea views, and to include all contents.

Canopy Front Porch

With hardwood entrance door

Living Room 14'3" x 13'11" (4.35 x 4.25)

A naturally light room with both front and rear aspect windows and with the front enjoying fine sea views over Red Wharf Bay towards the Llanddona headland. Natural brick inglenook fireplace housing a Woodwarm wood burning stove on a slate hearth with timber mantle over. Exposed ceiling beams, pendant and wall lights, staircase to the first floor.

Dining Room 14'0" x 7'10" (4.28 x 2.40)

Again with dual aspect windows to enjoy fine coastal views to the front. Brick surround fireplace and hearth, fitted "dresser" style unit, exposed ceiling beams.

Inner Hall

Kitchen 20'11" x 8'1" (6.40 x 2.48)

A spacious and light area having an extensive range of base and wall units in a "limed oak" effect finish with ample worktop surfaces and tiled surround. Integrated Neff fittings include a ceramic hob with concealed extractor over and oven under and a Neff dishwasher and Bosch fridge/freezer. 1.5 bowl stainless steel sink unit, cupboard housing a washing machine, and further pantry style high cupboards. Timber flooring with underfloor heating, exposed ceiling beams with ceiling spot lights, 3 windows with fine sea views to the front and stable side door giving access to the garden.

Bedroom 1 12'3" x 11'6" (3.74 x 3.51)

Having a wide rear aspect window, wash basin in a vanity cupboard.

Modern Shower Room 6'9" x 6'9" (2.08 x 2.08)

Having been recently refitted to include a wide shower enclosure with glazed screen and twin head Aqualisa shower control. Vanity unit with inset wash basin with large mirror/light cabinet over and adjacent shaver point. WC tiled floor with underfloor heating and towel radiator.

Small Landing

With store cupboard

Bedroom 2 9'10" x 9'3" (3.01 x 2.82)

Enjoying panoramic sea and headland views to the front.

Bedroom 3 9'2" x 7'3" (2.80 x 2.21)

Again enjoying panoramic coastal views, and with through door access to :-

Attic Room 18'8" x 10'0" (5.71 x 3.05)

Used as an occasional bedroom being floored and with good central headroom and gable window. Cupboard housing a modern hot water tank.

Outside

With the possible exception of the view, a main feature of the cottage are the spacious gardens available.

Being set back behind the main village road, a narrow lane leads to a spacious side garden area which gives a private parking area. The main garden is mostly lawn and enjoys very fine sea and headland views, especially to the rear where there is a Summer House 3.0m x 2.7m which has power and light, and a paved patio area which gives a perfect spot to sit outside to enjoy the coastal views. In addition there is a good selection of flowering shrubbery which extends to a further and more secluded patio to the rear of the cottage which also has access to a Wood and Garden Tool store.

Services

Mains water, drainage and electricity.

Partial underfloor heating and mostly double glazed.

Tenure

Freehold. This will be confirmed by the Vendor's conveyancer.

Council Tax

Band D

Energy Efficiency

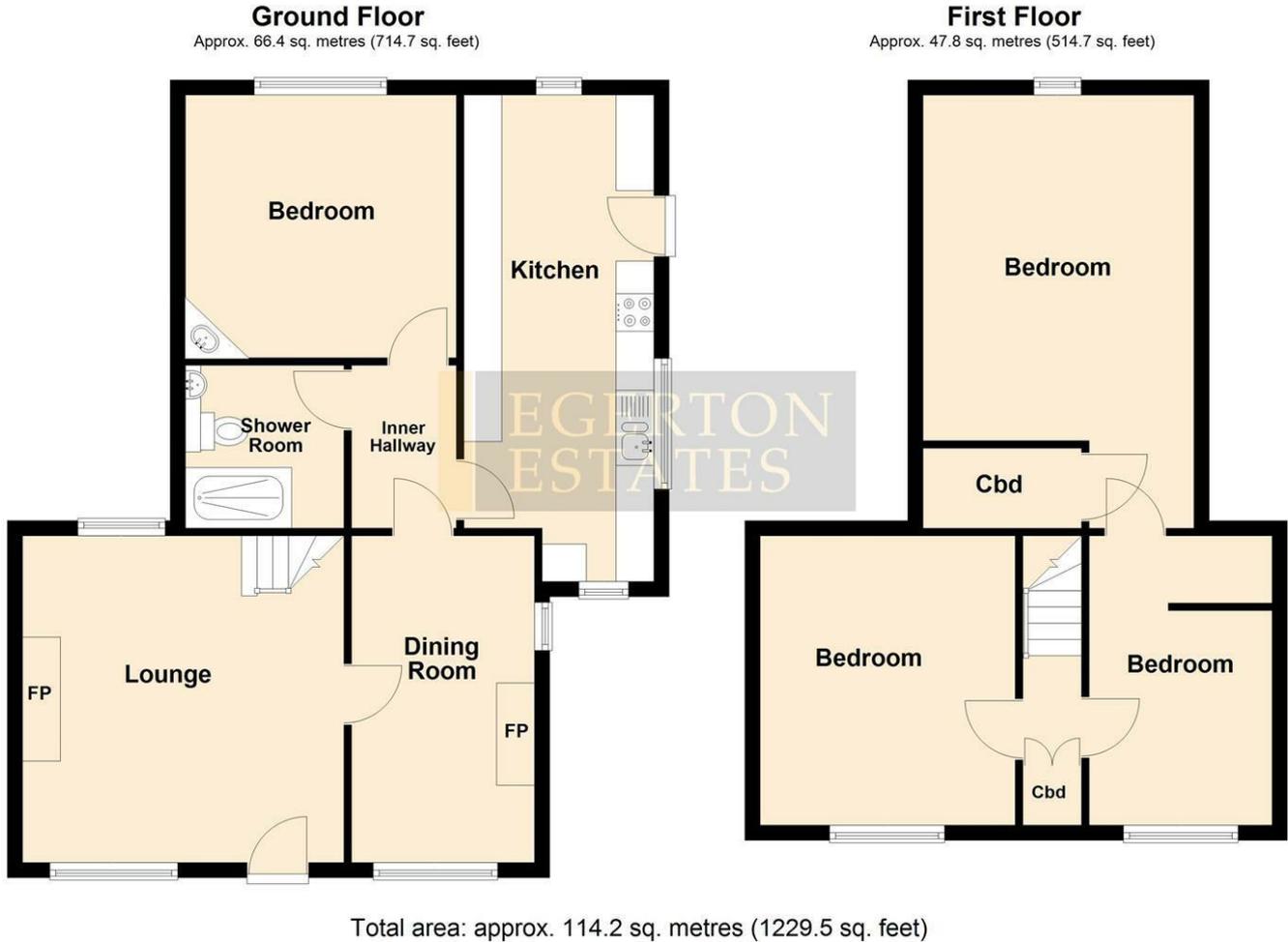
Band F

Agents Notes

The price is to include the contents and is ready for immediate occupation.

Sold with no onward chain.

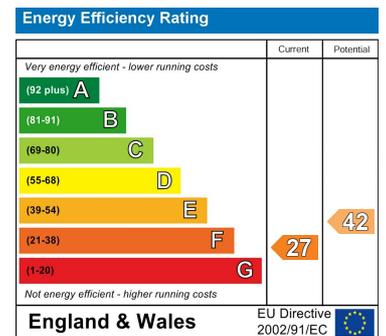
Floor Plan



Area Map



Energy Efficiency Graph



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.