



## Bryn Mel Llangoed, Beaumaris, LL58 8NR

**£400,000**

A charming deceptively spacious detached 4 bedroom character stone cottage, situated in a semi rural position on the edge of the village, within walking distance of village amenities and just over two miles the the historic seaside town of Beaumaris. Modernised and upgraded to a very good standard, Bryn Mel has a spacious lounge with inglenook and multi fuel stove, while the open plan kitchen/dining room has a Rayburn stove. There are 4 good bedrooms and a modern bathroom and has an oil central heating system, and UPVC double glazed windows, many being recent. It has ample off road parking and a spacious private garden with garden shed. Presently used as a holiday let and available as a going concern or as a family home.

### Entrance Hallway



With half glazed composite front door leading to a staircase to the first floor with store cupboard under. Radiator.

### Lounge 21'0" x 10'9" (6.41 x 3.30)



A naturally light living area with two recent double glazed and dual aspect sash windows. Attractive "York Stone" style fireplace surround with multifuel cast iron stove on a slate hearth. Beamed ceiling, two radiators and TV connection.

### Kitchen/Dining Room 17'5" x 10'3" (5.31 x 3.13)

Being open plan

### Kitchen Area



Having a comprehensive range of base and wall units in a "shaker style" in a light cream finish with contrasting timber worktop surfaces and tiled surround. Integrated appliances include a Neff ceramic hob with concealed extractor over and Neff oven under, and Integrated AEG fridge and freezer. Also included are a dishwasher and washing

machine. Deep bowl stainless steel sink unit and drainer under a side aspect window with rural outlook. Ceiling spotlights and slated tiled floor.

### Dining Area



Having a feature red oil fired Rayburn stove in an inglenook recess. Ample room for a dining table, radiator, ceiling spotlights.

### First Floor Landing

With spacious linen cupboard, hatch to the roof void.

### Bedroom 1 11'5" x 9'1" (3.48 x 2.77)



having a front aspect window enjoying a fine outlook with distant mountain views and radiator under.

**Bedroom 2 8'5" x 7'3" (2.58 x 2.21)**



Again with front aspect window with radiator under, TV point.

**Bedroom 3 11'0" x 9'2" (3.37 x 2.80)**



Having a side aspect window enjoying a fine rural outlook, cast iron former fireplace surround and slate hearth, radiator.

**Bedroom 4 10'0" x 6'11" (3.05 x 2.11)**

With rear aspect window, radiator, wall shelving.

**Bathroom 10'11" x 6'10" (3.34 x 2.09)**



Having a modern suite in white comprising of a panelled bath with a thermostatic shower over and tiled surround. Wash basin with mirror over, WC

side aspect window with radiator under. Ceramic tiled floor and ceiling lights. Airing cupboard with shelving and radiator.

**Outside**



Access over a short area of shared drive leads to a gravelled off road parking area to the side of the house.

To the immediate rear of the house is a boiler shed with Worcester oil fired boiler (See Planning below). A feature of the property is a spacious and private rear garden, mostly lawn with established hedge boundaries with shrubs plants, Cherry Tree and Pear Tree. A gravelled path leads up to a seating and small patio area. There is also a Garden Shed (recently roofed) divided into two.

**Planning**

Planning consent was previously granted to demolish the existing boiler shed and the provision of a single storey rear extension off the the Kitchen to give a Porch, Shower room with WC and Boiler shed.

**Agents Notes**

1. Internal doors are mostly quality solid pine in keeping with the character of the house, and many of the windows have been recently replaced with a heritage style double glazed sash windows.
2. The property is currently used as a successful Holiday Let, and many of the contents can be available to purchase by negotiation.

**Services**

Mains water, drainage and electricity. Oil fired central heating.

**Tenure**

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

**Council Tax/Rates**

As the property presently trades as a Holiday Let, it has a Rateable Value of £3050 with no Rates payable under the Small Business Relief Scheme. It previously was Council Tax Band E.

**Energy Performance**

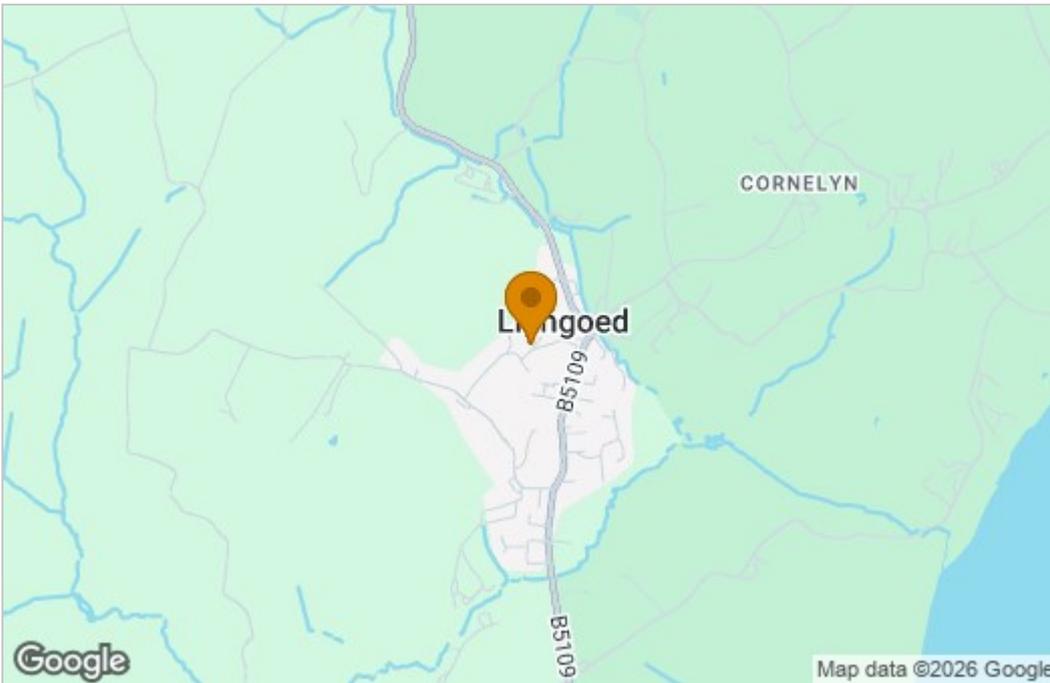
Band E (48/87)

# Floor Plan

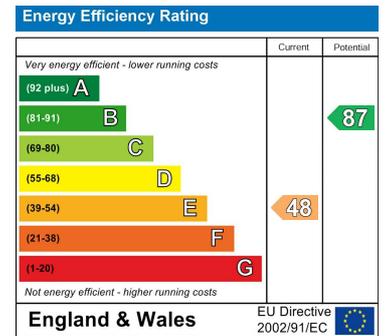


Total area: approx. 96.8 sq. metres (1042.0 sq. feet)

# Area Map



# Energy Efficiency Graph



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