



BURNELL'S
the smarter way to sell

**Bryn
Llanfachraeth
Anglesey
LL65 4DH**

**O.I.R.O.
£750,000**



**4 RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
4 BEDROOMS
BATHROOM/W.C. & SHOWER ROOM/W.C.
OIL CENTRAL HEATING**

**PVCu DOUBLE GLAZING
S/C ANNEX & SEPARATE COTTAGE
SUPERB LANDSCAPED GARDENS
GARAGE/WORKSHOP & 2-STOREY STORE/
POTENTIAL ANNEX**

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15/17 Market Street, Holyhead, Anglesey, LL65 1UL

Description: Stunningly attractive detached former farmhouse, which has been impressively and sympathetically refurbished and modernised in recent years, boasting an integral self-contained 1-bedroomed annex, together with a 1-bedroomed cottage.

The property boasts extensive on-site parking, a single garage/workshop and superb gardens, and is surrounded by open fields enjoying fine open rural views.

The accommodation briefly comprises PVCu double glazed entrance door to **hall**, with stairs to 1st floor; **study**.

Dining Room with decorative cast iron fireplace, cupboard housing the electric meter and consumer unit; window together with a wide feature bay window.

The **lounge** has a feature fireplace with wood burner and a wide box shaped bay window.

Kitchen/Breakfast Room offering an excellent range of fitted worktops, base and wall units incorporating a 1½ bowl white enamelled sink; Calor gas hob and stand-up unit incorporating an electric grill/oven; feature inglenook style fireplace finished in facing brick with oak beam and wood burner; oil central heating boiler; alcove with cupboard (with sealed up doorway to annex); glazed French doors open into:

Dining/Sun Lounge – beautiful room with 2 large feature roof lanterns, with facing brick finish to 1 wall and PVCu double glazed French doors opening onto the rear garden.

Porch/Utility (off kitchen) with tiled floor, polycarbonate roof, worktop with plumbing for a washing machine and 2 fitted cupboards; **separate W.C.** with white low level W.C.; PVCu double glazed door to outside.

1st Floor Split-Level Landing with the **upper landing** having a PVCu double glazed door framing lovely distant views of Holyhead Mountain with external stone steps leading down to the rear garden; feature exposed roof timbers throughout the 1st floor, having **4 bedrooms** and a small **study/nursery**, together with a **shower room** having a white 3-piece suite with electric shower to cubicle and heated towel rail, together with a **family bathroom**, with a white 4-piece suite comprising of a slipper bath with chrome mixer tap and shower attachment, and shower cubicle with thermostatic shower; built-in linen cupboard with radiator and shelving.

Self-Contained Annex (could be re-incorporated back into the main house) with PVCu double glazed entrance door opening into **porch** with tiled floor and worktop with double base cupboard;

Kitchen with a range of fitted worktops, base and wall units, incorporating a stainless steel sink; Calor gas hob and a midi unit housing an electric grill/oven, plumbing for a washing machine, built-in cupboard; (former sealed doorway leading back into kitchen of main house); tiled floor.

Lounge with decorative brick fireplace, PVCu double glazed porthole window and another window; **bedroom** with PVCu double glazed door opening onto the rear garden, built-in wardrobe; **en suite shower room** with white 3-piece suite with thermostatic shower to cubicle and electric wall fan heater.

Bryn Cottage, which benefits from Calor gas central heating and PVCu double glazing, comprising of **lounge/kitchen/diner**, with a wall mounted condensing Calor gas boiler; kitchen to 1 side of room incorporating a Calor gas hob with electric oven beneath and plumbing for a washing machine.



Bedroom with PVCu double glazed window into lounge/kitchen, together with another PVCu double glazed window; open-tread staircase to **croloft/storage area**.

The property would make a beautiful family home with versatile accommodation, possibly incorporating the annex back into the main house or being used by family members, or simply as a source of secondary income, together with the cottage. Early viewing cannot be more strongly recommended.

Location

The property is situated in a pleasant rural setting on the outskirts of Llanfachraeth village, which offers a public house and convenience store/post office. Many superb beaches are within short driving distance such as Sandy Beach (approx. 3.6 miles) and Church Bay (approx. 6.2 miles), including the Cemlyn Nature Reserve. The excellent commercialised village of Valley is approx. 3.3 miles distance, giving access onto the A55 expressway. Holyhead town with its excellent out of town shopping and busy port/railway station, is approx. 8.5 miles distance.

Main House

Hall

Dining Room

Approx. 4.09m x 3.33m (13'5" x 10'11")

Lounge

Approx. 4.54m x 3.58m (14'11" x 11'9")

Study

Approx. 2.82m x 2.67m (9'3" x 8'9") (mainly)

Porch/Utility

Separate W.C.

Kitchen/Breakfast Room

Approx. 5.56m x 3.91m (18'3" x 12'10")

Dining/Sun Lounge

Approx. 6.85m x 4.25m (22'6" x 13'11")

1st Floor

Bedroom 1

Approx. 4.38m x 3.49m (14'4" x 11'5")

Bedroom 2

Approx. 2.40m x 2.65m (7'10" x 8'8")

Bedroom 3

Approx. 4.40m x 2.87m (14'5" x 9'5") (mainly)

Bedroom 4

Approx. 3.05m x 4.17m (10'0" x 13'8")

Small Study/Nursery

Approx. 2.27m x 1.63m (7'5" x 5'4")

Shower Room

Bathroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

BRYN (MAIN HOUSE)

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

ANNEX

Self-Contained Annex

(could be re-incorporated back into the main house)

Porch

Kitchen

Approx. 2.74m x 3.91m (9'0" x 12'10") (max.)

Lounge

Approx. 5.16m x 3.24m (16'11" x 10'8")

Bedroom

Approx. 4.34m x 2.24m (14'3" x 7'4")

En Suite Shower Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

BRYN COTTAGE

Bryn Cottage

Lounge/Kitchen/Diner

Approx. 7.14m x 3.74m (23'5" x 12'3")

Shower Room (off lounge)

Bedroom (L-shaped)

Approx. 4.53m x 2.92m (14'10" x 9'7");

Recess – Approx. 1.86m x 1.34m (6'1" x 4'5")

Exterior

We understand that there is a right-of-way over the gravelled entrance track, with metal gate opening onto the concrete drive. There is a gravelled parking area in front of the:

Garage/Workshop

Approx. 5.81m x 3.65m

With double timber doors, 2 PVCu double glazed windows; light and power.

Exterior (Continued)

A double metal gate gives access onto a beautifully landscaped rear lawn garden with sizeable paved patio, with feature rockery supporting a former stone turning wheel. Concealed plastic oil storage tank. A small paved patio adjacent to annex. Greenhouse.

The concrete drive is flanked by well-stocked planters to 1 side, leading to an extensive concrete parking area, with feature circular enclosed tree stump, outside water tap and sheltered small concrete yard between the front of the property and the cottage/outbuilding.

There is a sizeable beautiful lawn garden to the front, with various planters and bordered by various mature trees and shrubs, having 2 timber sheds and bordering open fields.

Outbuilding/Store

Stone store with timber door and timber single glazed window, light and power providing excellent storage (potential workshop). The store has been extended to the rear, having a PVCu double glazed window and timber single glazed door to the outside.

Slate steps lead up to a small **overspill potential annex/hobbies room/sail loft** - being over the workshop, having a PVCu double glazed window, range of worktops with stainless steel sink, together with an **en suite shower room** with white 3-piece suite.

Council Tax

Main house - Band D

Annex - Band A

Bryn Cottage - Band A

Tenure

We have been advised by the Seller that the properties are Freehold. Interested purchasers should seek clarification of this from their Solicitor.

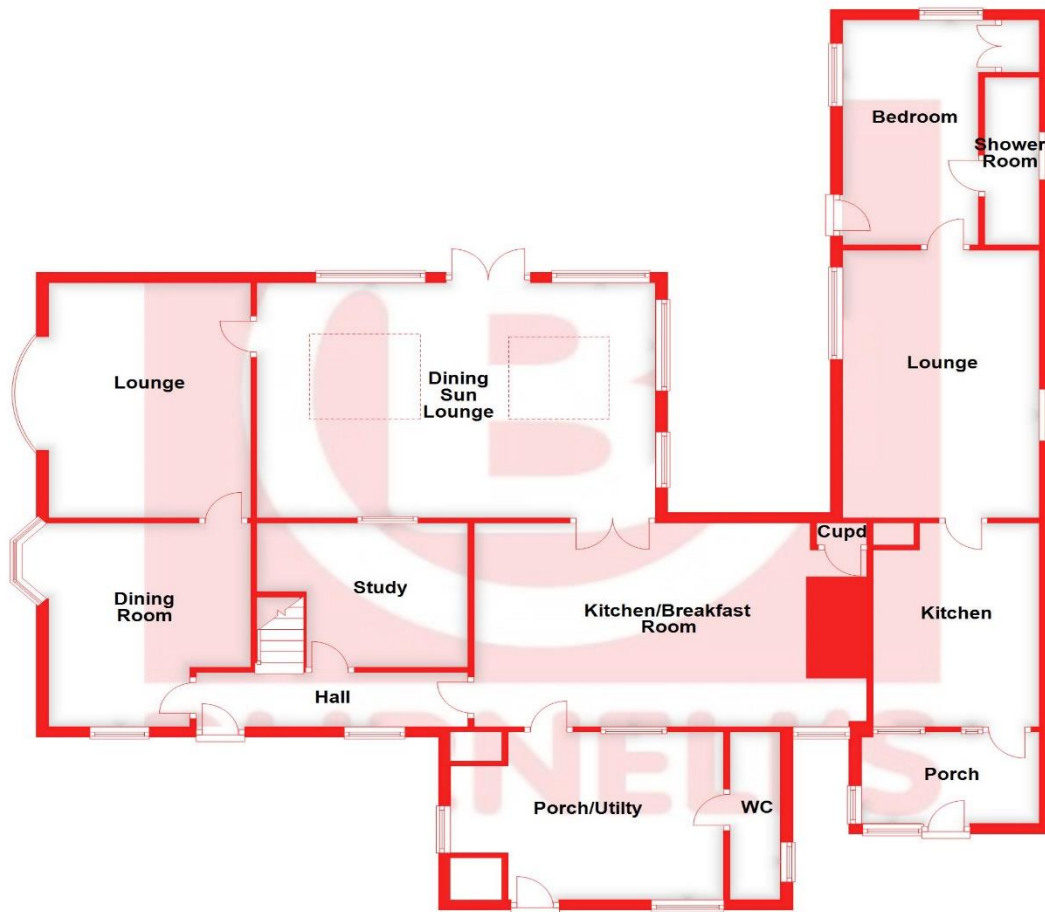
Directions

When travelling from Holyhead to Valley on the A5, turn left at the traffic lights onto the A5025 towards Cemaes Bay. As you enter the village of Llanfachraeth turn right at the post office/Premier convenience store. The property is the 2nd entrance on the right-hand side (after passing Parc Llynnon on the left).

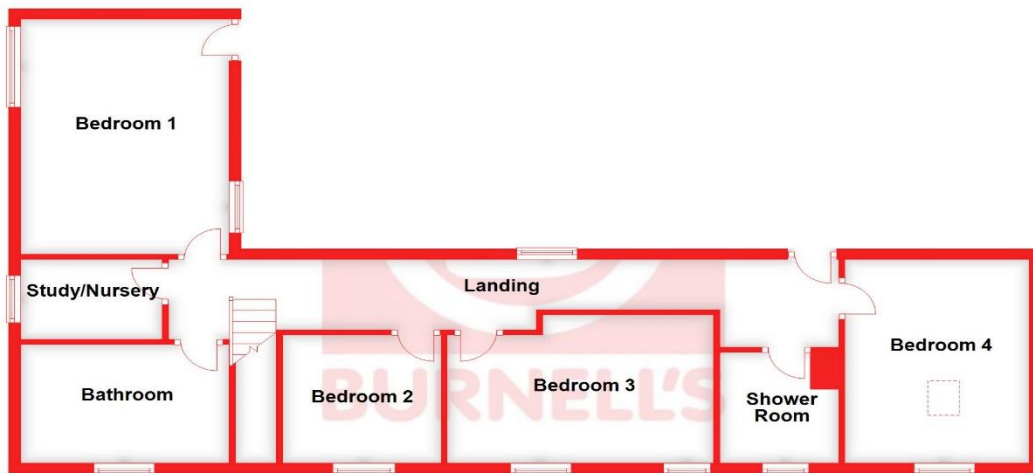
PARTICULARS PREPARED JHB/AH

REF: 12341247

Ground Floor
Approx. 171.3 sq. metres



First Floor
Approx. 82.0 sq. metres



Total area: approx. 253.3 sq. metres
Floor space only approx' & for guide purposes only!
Plan produced using PlanUp.

BRYN (INC. ANNEX)

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.