

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP  
Tel: 01248 810847 • Fax: 01248 811770 • [dafydd@joan-hopkin.co.uk](mailto:dafydd@joan-hopkin.co.uk) • [www.joan-hopkin.co.uk](http://www.joan-hopkin.co.uk)



**Bryn Mel, Llangoed, LL58 8NR**  
**£315,000**

A truly charming detached four bedroom cottage of character, meticulously maintained by the present owners, and situated in a semi rural location on the edge of the village, within walking distance of village amenities and two miles to the Castle town of Beaumaris. Bryn Mel must be viewed to appreciate the extent and quality of the renovations undertaken over recent years. The house has a large lounge with wood burning stove, open plan kitchen/dining room with Rayburn, four bedrooms and bathroom. The cottage has original sash windows to the original house and oil



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold. All prices quoted are subject to Owner's acceptance and to the property being unsold.

# Bryn Mel, Llangoed, LL58 8NR

## Entrance Hall

With half glazed timber front door, radiator, staircase to the first floor with store cupboard under.

## Lounge

6.41 x 3.30 (21'0" x 10'10")

Having a feature inglenook fireplace with "York stone style" surround housing a multi fuel stove and slate hearth. Beamed ceiling, two radiators, tv connection.

## Kitchen/Dining Room

5.31 x 3.13 (17'5" x 10'3")

Being open plan.

## Kitchen Area

Having a comprehensive range of light cream, shaker style units with contrasting worktop surfaces and tiled surround. Integrated fittings include a Neff ceramic hob with concealed extractor fan over and Neff oven under. 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 enjoying a fine rural outlook. Ceiling spotlights and slate tiled floor.

## Dining Area

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

## First Floor Landing

With spacious cloak cupboard, hatch to the roof void.

## Bedroom 1

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

With a front aspect window enjoying a peaceful outlook with distant mountain views and radiator under.

## Bedroom 2

2.58 x 2.21 (8'6" x 7'3")

With a front aspect window with radiator under, telephone point.

## Bedroom 3

3.37 x 2.80 (11'1" x 9'2")

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

## Bedroom 4

3.05 x 2.11 (10'0" x 6'11")

With rear aspect window and radiator, wall shelving.

## Bathroom

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

Having a modern suite in white comprising of a panelled bath with a Triton thermostatic shower over and white tiled surround. Wash hand basin with wall mirror over, wc, side aspect window with radiator under. Ceramic tiled floors and ceiling lights. Airing cupboard with shelving and radiator.

## Outside

There is a gravelled parking area to the side for two cars with room to expand if required. The garden has been very well tended by the owners, being well screened and enjoying a good amount of privacy. It is mostly lawn with mature hedging surround and trees. Included is a secure Garden Shed 2.4 x 2.0, with a further timber garden shed. Boiler house with Worcester oil fired combi boiler to serve the central system.

## Agents Notes

All internal doors are solid pine, while the asking price includes good quality 'sea grass' carpeting to the majority of the floors.

## Services

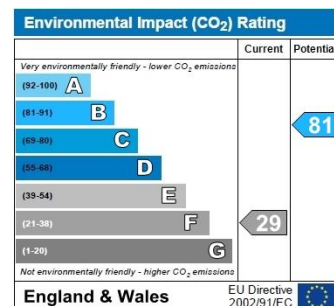
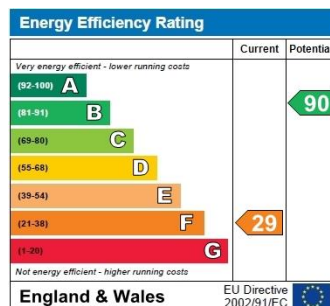
Mains water, electricity and drainage. Oil fired central heating.

## Energy Performance Rating

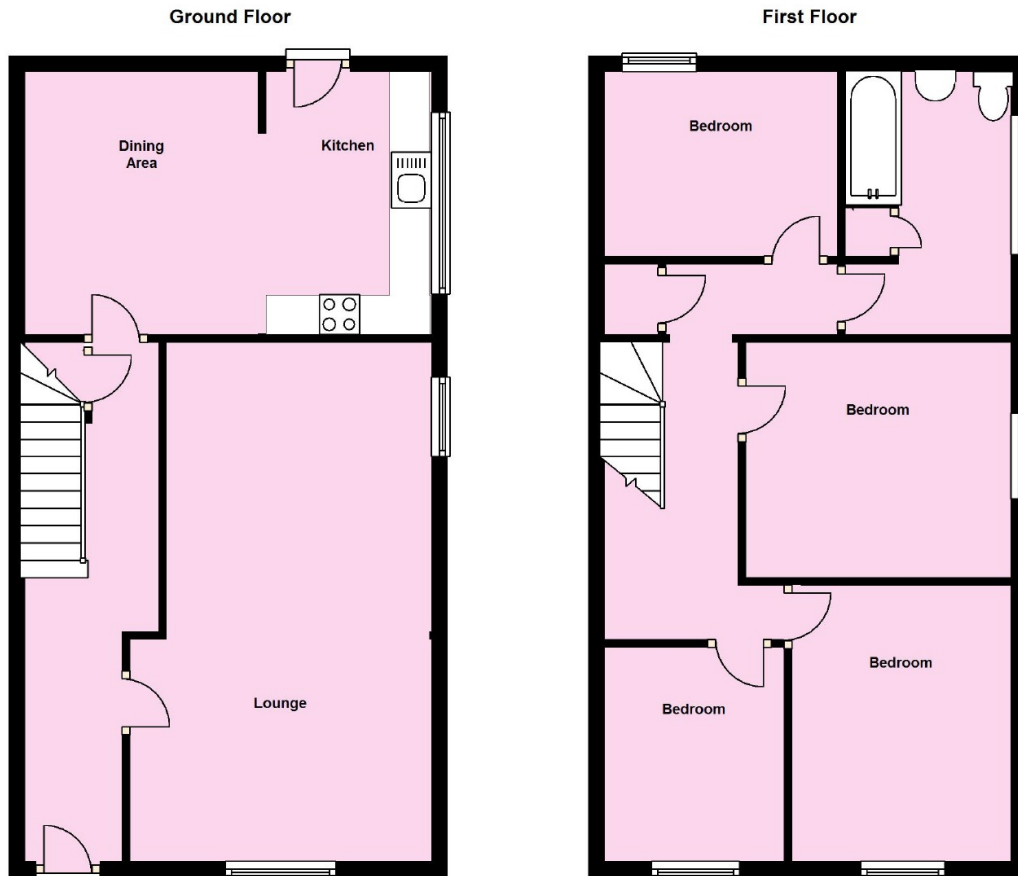
Epc Band F

## Council Tax Band

Band E



# Bryn Mel, Llangoed, LL58 8NR



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

