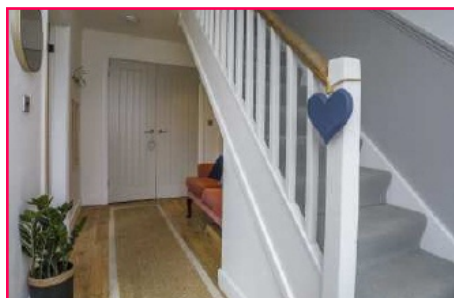


Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP  
 Tel: 01248 810847 • Fax: 01248 811770 • [dafydd@joan-hopkin.co.uk](mailto:dafydd@joan-hopkin.co.uk) • [www.joan-hopkin.co.uk](http://www.joan-hopkin.co.uk)



**BLAENANT, 30 Brynteg Estate, Llandegfan, LL59 5TY**  
**£365,000**

Enjoying panoramic mountain views, this modernised detached home provides excellent family accommodation and briefly comprises, entrance hall, lounge with cast iron 'Burley' wood burning stove and patio doors allowing easy access to the private rear garden, spacious L shaped open plan modern kitchen diner, modern bathroom, 4 bedrooms with the main bedroom having bank of fitted wardrobes and en-suite shower room/WC. The property also benefits from an attached garage with adjoining store room, front and rear gardens and ample car parking space. The current owners have tastefully renovated the property throughout to include a new roof, re-wire, upgraded heating system, new kitchen, bathroom and en-suite giving a modern look throughout, which now offers the discerning buyer a fantastic family home. The village of Llandegfan is located on the Anglesey Coastal Path and offers a local general store, Primary School, Village Hall, Children's Playground and Church, it is approximately 3 miles away from the A55 expressway with its excellent road links into the University city of Bangor, along the North Wales coast into Cheshire and to the sea port of Holyhead. Early viewing is recommended by the selling agent.



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.

# BLAENANT, 30 Brynteg Estate, Llandegfan, LL59 5TY

## Entrance Hall

3.97 x 1.87 (13'0" x 6'2")

Newly appointed composite door with double glazed side panel. PVC picture window to the front elevation framing the mountain views. Built-in cloaks cupboard with double doors. Oak effect laminated wood flooring and balustrade staircase leading up to the spacious landing. Wall mounted digital thermostat, pendant light and mains smoke alarm to ceiling.

## Lounge

6.12 x 3.76 (20'1" x 12'4")

A through lounge with PVC double glazed window to the front elevation having views over the garden and mountains beyond with the additional sliding patio doors to the rear garden. Recess housing 'Burley' cast iron wood burning stove with oak feature mantel above and set on slate hearth. Continuation of oak effect laminated wood flooring, 'ACOVA' radiator and pendant light.

## Open Plan Kitchen Diner

L Shaped 7.75 x 4.66 Max (LShaped 25'5" x 15'3" Max)

A newly appointed kitchen, fitted with a range of wall and base storage units with integrated appliances to include: Fridge Freezer, 'Lamona' slim-line dishwasher and washing machine. Built-in 'Lamona' electric fan oven, ceramic hob and extractor above. Inset stainless steel 1 and half bowl single drainer sink unit with mixer tap. 'Apollo' white work surfaces and tiled splash backs. Continuation of Oak effect laminated wood flooring. Ten inset spotlights to ceiling, pendant light and two 'ACOVA' radiators. PVC double glazed window to the front with pleasant countryside and mountain views, rear PVC double glazed window and french doors opening to the rear garden.

## First Floor Landing Area

2,64 x 1.87 (6'7" x 6'2")

A spacious landing area with built-in linen cupboard which also houses the wall mounted 'British Gas' 532/i gas combi boiler. Mains smoke alarm and pendant light.

## Bedroom 1

3.77 x 3.26 (12'4" x 10'8")

Considered the main bedroom enjoying panoramic views over countryside and the Snowdonia mountain range. Bank of fitted wardrobes to one wall providing excellent storage. Radiator and pendant light. Door to:

## En-Suite Shower Room/WC

2.63 Max x 0.94 (8'8" Max x 3'1")

Modern suite comprising: Button flush WC, compact vanity wash hand basin with mixer tap and fully tiled shower cubicle with concertina glass door and 'Mira' thermostatically controlled shower unit. Extractor and two inset spotlights to ceiling.

## Bedroom 2

3.65 x 2.67 (12'0" x 8'9")

PVC double glazed window to the front elevation again having superb views to the mainland and mountains beyond. Built-in double wardrobe, radiator and pendant light.

## Bedroom 3

2.80 x 2.78 + recess for door (9'2" x 9'1" +recess for door)  
PVC double glazed window to the rear elevation, radiator and pendant light.

## Bedroom 4

2.75 x 2.67 (9'0" x 8'9")

PVC double glazed window to the rear elevation. Built-in cupboard and double wardrobe. Radiator and pendant light.

## Bathroom

2.28 x 1.85 (7'6" x 6'1")

A modern bathroom comprising: WC, vanity wash hand basin with mixer tap and bath with glass shower screen and 'Mira' thermostatically controlled shower unit. Tiled splash and vinyl tile effect floor covering. PVC double glazed frosted window, extractor, chrome towel radiator and four inset spotlights to ceiling.

## Attached Garage

5.23 x 2.53 (17'2" x 8'4")

With up and over door, side window, rear personal door, power and light.

## Adjoining Store Room

1.54 x 0.96 (5'1" x 3'2")

Timber door, power and light.

## External

Tarmacadam driveway proving ample parking with turning area leading to the attached single garage. Split level lawned front garden with mature hedgerow and seating area to take in the views. Gated private rear lawned garden area with newly appointed composite decking between the property and lawned area with flagged patio, potting shed and access to the garage and store room.

## Tenure

Understood to be freehold and this will be confirmed by the vendors conveyancer.

## Services

All mains serviced connected.

Gas central heating system.

## Energy Performance Rating

D.

## Council Tax

Band E.



# BLAENANT, 30 Brynteg Estate, Llandegfan, LL59 5TY

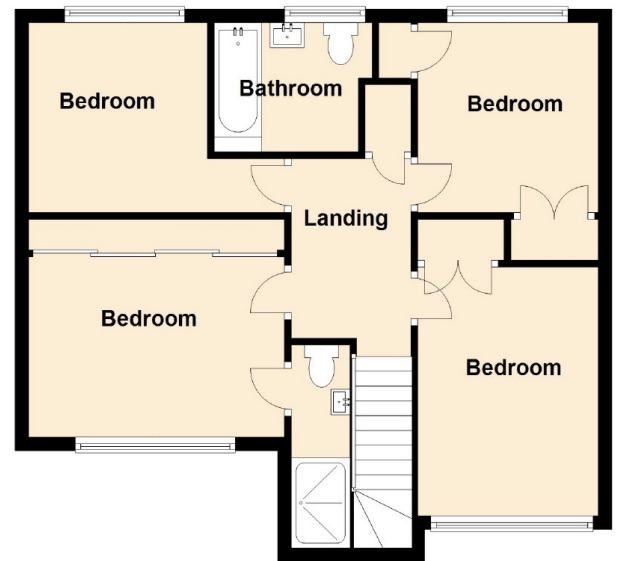
## Ground Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 130.5 sq. metres (1404.8 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

**30 Brynteg, Llandegfan**

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