



Bryn Glas, Llanelian, LL68 9LS
Offers In The Region Of £780,000



An outstanding Country Residence, situated in about four acres of land, to include a two bedroom annex and situated in a quiet and desirable hamlet of Llanelian, enjoying fine views all around and within a short walk to the seaside cove at Llanelian.

Completely refurbished in 2019/20, the property was remodelled to include a new layout with extensions, including new kitchens and bathrooms, double glazing, replastering internally, lining two chimneys and upgrading insulation, plumbing, central heating and wiring, as well as roofing works and redecoration.

A feature has been made of a very substantial kitchen/living room extension with full bi-folding glass frontage opening onto a large patio overlooking the gardens and land to the rear.

The whole is in excellent condition throughout and provides versatile accommodation with the annex provided and there is further planning consent for a further studio extension and new garage.

Most worthy of internal viewing and sold with no onward chain.

Verandah Open Porch

In between the two front bay windows, with decorated tiled floor and composite double glazed front door.

Reception Hall

With a feature made of the exposed reclaimed hardwood timber floors which extend through the majority of the ground floor. Y design original timber stair case to the first floor. Radiator, ceiling down lighters.

Lounge

4.76 exc bay x 4.47 (15'7" exc bay x 14'8")

Having a wide double glazed front window (2.46 x 1.87m) giving a fine southerly outlook over the front gardens towards Mynydd Eilian.

Feature decorated timber surround inglenook fireplace with inlaid mirror over and housing a multi fuel stove on a slate hearth. Attractive hardwood flooring, four wall lights, radiator.

Internal door to the annex.

Sitting Room

4.11 x 3.90 (13'6" x 12'10")

Again with a large front aspect bay window looking towards the mountain. Hardwood flooring, radiator.

Outstanding Kitchen/Living Room

5.93 x 5.15 (19'5" x 16'11")

Being a recent extension to the rear of the property and now the main hub of the house, having a near full length (4.24/13'9") bi folding doors which open onto a timber deck patio which in turn opens onto the rear lawned garden and land enjoying a very private outlook with side views towards the Church.

Extensive fitted kitchen units in a matt white finish with matching quartz worktop surfaces to include a large central island/breakfast bar. Integrated twin bowl stainless steel sink with monobloc tap, 5 ring gas oven range with concealed extractor over. Integrated fridge/freezer and recess for the dish washer.

Vaulted ceiling with velux roof lights and integrated lighting as well as high hanging lighting over the central island. Solid timber flooring and radiator.

Utility Room

2.97 x 2.39 (9'9" x 7'10")

With modern storage cupboards with worktop surfaces and stainless steel sink unit. Ample space for a further fridge/freezer and recess for a washing machine. Cupboard housing a Worcester propane gas central heating boiler, and double glazed door to the rear.

Inner Lobby

2.47 x 2.00 (8'1" x 6'7")

Having full length modern style fitted larder style cupboards, and through access to:

Wet Room

Having fully tiled walls and floor with electric shower control, wash basin with mirror over, WC, tall chrome towel radiator.

First Floor Landings

The first floor splits to give two landing areas with radiator and velux roof light.

Bedroom 1

3.90 x 3.34 exc bay (12'10" x 10'11" exc bay)

With a front bay window having a fine southerly outlook. Exposed pine flooring, radiator.

Shower Room

2.88 x 2.76 (9'5" x 9'1")

Having a large shower enclosure with glazed surround and thermostatic twin head shower unit (can accommodate a bath if required). Victorian style wash basin in a painted timber vanity cupboard and matching Victorian style WC. Towel radiator, exposed timber flooring, ceiling down lighters.

Bedroom 2

4.45 x 4.16 max (14'7" x 13'8" max)

With original exposed timber flooring, two radiators and front and rear aspect windows.

En Suite Shower Room

2.43 x 1.37 (8'0" x 4'6")

Having a corner shower cubicle with thermostatic shower control and glazed surround. Wash basin, WC, towel radiator.

Bedroom 3

2.96 x 2.22 (9'9" x 7'3")

With front aspect window, original floor boards, radiator.

Annex

Having both an independent external door as well as an internal door to the main house. Ideally suited for holiday letting or a relative and recently used as a Studio.

Living Room

6.27 into bay x 3.39 (20'7" into bay x 11'1")

With a wide nearly full width front bay window giving a fine outlook and excellent natural daylight. Inglenook fireplace recess with multi fuel stove on a

slate hearth. Hardwood flooring, radiator. Staircase to the first floor, outside door.

Kitchen

2.92 x 2.33 (9'7" x 7'8")

Having a modern range of base and wall units in a light grey finish with matching worktop surfaces and tiled back. Integrated ceramic hob with concealed extractor over and oven under. Integrated fridge and space for a washing machine. Stainless steel sink unit with monobloc tap, vaulted ceiling and hardwood floor. Double opening doors to the rear garden. Worcester propane gas central heating boiler, radiator.

Bedroom 2

2.90 x 2.90 (9'6" x 9'6")

Having a rear aspect window, radiator, hardwood floor.

En Suite Wet Room

2.70 x 1.03 (8'10" x 3'5")

With tiled floor and walls and shower recess with thermostatic shower control. Wash basin with mirror over, WC, towel radiator.

First Floor Landing

Bedroom 1

3.60 x 2.55 (11'10" x 8'4")

With front aspect window, exposed painted floor boards, wall lights, radiator.

Bathroom

2.69 max x 2.18 (8'10" max x 7'2")

Having a modern suite in white comprising of a panelled bath with thermostatic shower over with glazed shower screen. Wash basin with mirror over, WC, chrome towel radiator, painted floor boards.

Outside

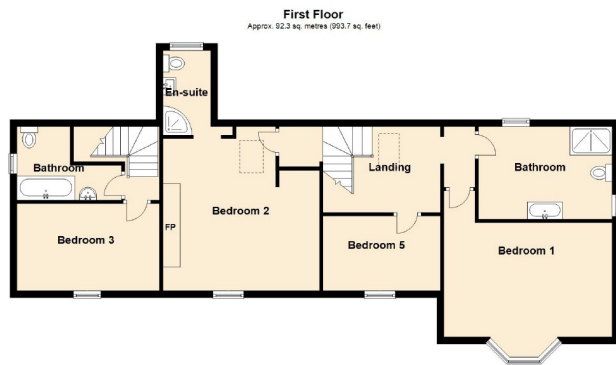
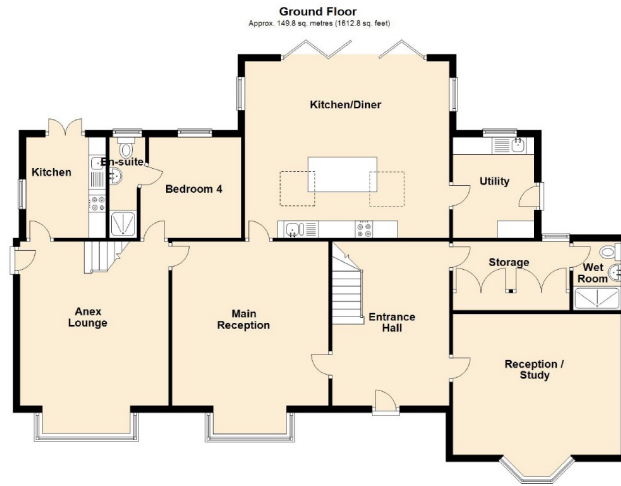
A private tree lined drive leads to the front of the property which gives parking for several cars as well as access to the existing detached Garage.

Spacious front garden area to include several Scotch Pine trees and having a southerly aspect towards Mynydd Eilian.

To the side of the garage is a country style orchard garden with numerous fruit trees.

Extending in all to just under 4 acres (not measured) the majority of the land is found to the rear and sides of the property being open to a timber deck patio to the immediate rear of both houses to include shrubs and bushes. Currently three paddocks with a separate access to the house if required, one paddock is recently planted with sapling apple and pear trees as well as hardwoods.

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Total area: approx. 242.2 sq. metres (2606.5 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 PlanIt.

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