



Ger Y Felin, Pentrefelin, Amlwch, LL68 9RN  
£465,000

PROPRIETOR: DAFYDD W ROWLANDS

EGERTON  ESTATES

A spacious modern detached five bedroom family home, enjoying a semi rural aspect, yet convenient to local amenities, and being close to the leisure centre and secondary school. Built in the mid 1990's, this modern property enjoys a private outlook to the rear, extending down to the 'Afon Goch' river. It has been extended to the rear, and benefits from a newly fitted open plan kitchen which includes an 'Aga' cooking range, and opens onto a large rear dining conservatory which is a focal point of the property. Other features include two bathrooms, two reception rooms and a garage with utility room. It has gas central heating, double glazing and a spacious and private garden to the rear.

#### **Ground Floor**

##### **Entrance Hall**

With modern ceramic tiled floor, dog leg staircase to the first floor with spacious under stairs cupboard, further window seat storage, coat hanging area and radiator.

##### **Living Room**

4.70 x 3.51 (15'5" x 11'6")

With a front aspect double glazed window with radiator under. Feature stained timber surround fireplace with slate inlay and hearth, being a focal point of the room with fitted living flame gas fire. Coved ceiling, t.v connection.

##### **Kitchen**

3.94 x 3.70 (12'11" x 12'2")

With a newly recently (2016) range of base and wall units in a light cream laminate finish, complemented by white quartz worktop surfaces, cut to incorporate a 1.5 bowl stainless steel sink unit with monobloc tap. The worktop surfaces are covered by a 25 year guarantee and has under pelmet remote lighting to compliment the the ceiling downlights. Integrated appliances include a 'Neff' hob with concealed extractor over, 'Neff' eye level oven and integrated

microwave over. Recess for a fridge/freezer and dishwasher. A feature of the kitchen is a green gas fired 'Aga' with twin top and provides a secondary source of hot water to

##### **Adjoining Dining Conservatory**

6.17 x 3.27 (20'3" x 10'9")

Being open plan to the kitchen giving good additional daylight from pvc double glazed windows and doors to two sides which enjoy a lovely private outlook over the rear garden. This room has a contemporary wood burning stove on a slate hearth, solid timber floor covering, double opening 'french' style door to the garden as well as a further outside door. There is internal access to the garage, and large opening to:

##### **Sitting Room**

3.71 x 2.96 (12'2" x 9'9")

A quiet reading or t.v room with radiator.

##### **Inner Hall**

With a spacious airing cupboard with shelving and radiator..

##### **Bedroom One**

4.20 x 3.73 (13'9" x 12'3")

A spacious double bedroom with a rear aspect window overlooking the garden with radiator under, wash hand basin.

##### **Bedroom Two**

4.10 x 3.21 (13'5" x 10'6")

With front aspect window with radiator under.

##### **Bedroom Three**

3.16 x 2.31 (10'4" x 7'7")

With front aspect window with radiator under.

##### **Spacious Bathroom**

2.77 x 2.75 (9'1" x 9'0")

Being recently refitted with fully tiled walls and matching floor tiles, four piece suite in white comprising a panelled bath. Separate corner shower cubicle with glazed door and thermostatic shower control. Wash hand basin with large 'Mira' bathroom cabinet over, w.c chrome towel radiator.

##### **Second W.C**

With w.c, wash hand basin, radiator.

#### **First Floor**

##### **Landing**

With door to the attic room.

##### **Bedroom Four**

4.80 x 2.59 (15'9" x 8'6")

With fitted wardrobes and store cupboard to one wall, front aspect window, radiator exposed roof purlin.

##### **Bedroom Five**

5.63 x 3.73 (18'6" x 12'3")

A spacious room enjoying a semi rural rear aspect with shelved and wardrobe recess. Radiator, exposed roof purlins.

#### Shower Room

3.52 x 2.00 (11'7" x 6'7")

With shower cubicle with electric shower attachment and tiled surround. Wash hand basin, w.c, radiator, store cupboard.

#### Large Attic Room

8.40 x 4.72 (27'7" x 15'6")

A spacious room, being floored with good headroom, together with 2 velux windows, radiator, power and light. This room is ideal to adapt into an office/workroom/playroom. (subject to necessary consents), eaves storage area.

#### Outside

A gravelled drive leads to the front of the property, which is set back some distance from the road and gives ample parking and turning space. This drive leads to an attached Garage 7.50 x 3.38 with electric roller door and internal door to the house. Power and light provided and 'Worcester' gas central heating boiler.

Utility Room 3.60 x 1.27 with fitted base and

wall storage units and to include a 'Belfast' sink with solid timber worktop surfaces. Plumbing for a washing machine and w.c, door to a Garden Room 3.94 x 2.79 ideal as a potting shed and garden store with timber worktop to one wall. Double glazed windows

#### Services

All mains services. Gas fired central heating system and Gas 'Aga' to the kitchen, Solar panels provided to rear south facing roof (28 units in total).

#### Energy Performance Certificate

Band C

#### Council Tax Band

Band F



