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Rhianfryn, Caergelach, Llandegfan, Menai Bridge, Anglesey LL59 5UF

Asking Price: £335,000

EPC Rating: C

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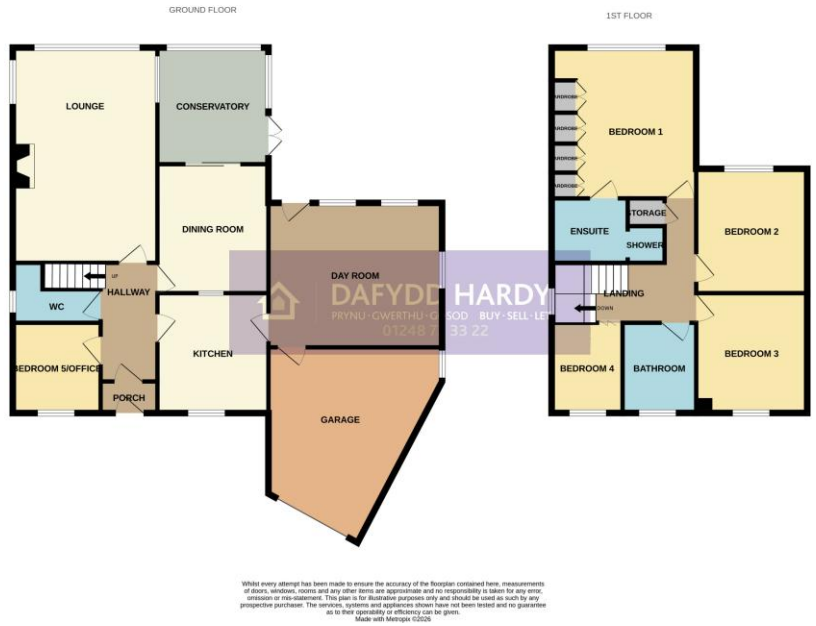
Summary

Tucked away from the main road, at the end of a quiet cul de sac, on the edge of the highly desirable village of Llandegfan, this spacious Detached family home is the perfect place to raise your family. The well designed accommodation briefly comprises of a welcoming Entrance Hall with a ground floor Single Bedroom/Office to the side and a Wc. Further along is an extensive Living Room with a triple aspect providing views of the mountains in the distance, whilst to the side is a generous size Kitchen that features a range of white base and wall units, topped with a wood effect work surface and fitted with an electric cooker point. Beyond the Kitchen is a spacious "Day Room" That is fitted with a range of light wood base and wall units topped with a marble effect work surface and equipped with a Gas hob, a washing machine point and a dishwasher connection. In addition there is also an internal access to the attached Single Garage. Completing the Ground Floor is a separate Dining Room that has an adjoining Conservatory. Upstairs off a light and spacious Landing are 4 Bedrooms, made up of a Single Bedroom and 3 generous size Double Bedrooms, with the Master Bedroom boasting an en suite Shower and a range of high end fitted wardrobes. All are served by a part tiled Bathroom that has a champagne coloured suite with an over bath shower unit. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside to the front, sheltered by mature trees and a variety of flowering bushes, is a spacious block paved driveway that provides off road parking for several vehicles as well as access to the attached Single Garage. To the rear is a manageable size garden with far reaching views across the neighbouring farm fields towards the mountains of Eryri in the distance. We highly recommend you book a viewing soon as we are confident there will be a lot of interest in this delightful family home, in a highly sought after location.

Directions

After crossing the Menai Bridge from Bangor take the second exit at the roundabout and proceed into the village of Menai Bridge. Continue through Menai Bridge along the A545 towards Beaumaris. After a short distance take the left hand turning signposted Llandegfan. Proceed up the hill and follow the road around the right hand bend. Pass the Post office and continue out of the village, then turn left onto Caergelach, take the first left and Rhianfryn will be the last house at the end of the Cul de Sac.

What3words reference…portable.darts.milk



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band E.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.













Porch	
Entrance Hall	
Wc	*2.40m x 1.64m (7'10" x 5'5") max dimensions*
Lounge	*3.96m x 5.90m (13' x 19'4") max dimensions*
Dining Room	*3.04m x 3.53m (10' x 11'7")*
Conservatory	*3.04m x 3.20m (10' x 10'6")*
Bedroom 5 / Office	*2.40m x 2.47m (7'10" x 8'1")*
Kitchen	*3.04m x 3.29m (10' x 10'10")*
Day Room	*4.75m x 3.96m (15'7" x 13')*
Garage	*4.75m x 5.35m (15'7" x 17'7") max dimensions*
First Floor Landing	
Bedroom 1	*3.96m x 4.13m (13' x 13'7") max dimensions*
En-Suite	*2.08m x 1.77m (6'10" x 5'10")*
Bedroom 2	*3.04m x 3.41m (10' x 11'2")*
Bedroom 3	*3.04m x 3.29m (10' x 10'10") max dimensions*
Bedroom 4	*1.94m x 2.47m (6'4" x 8'1") max dimensions*
Bathroom	*2.02m x 2.47m (6'8" x 8'1")*

- Spacious Detached Family Home
- Far Reaching Mountain Views
- Extra Large Living Room
- 4-5 Bedrooms
- Modern Fully Fitted Kitchen
- Separate Dining Room & Generous Size Dayroom
- Conservatory
- Family Bathroom & En Suite Shower
- Gas Central Heating & uPVC Double Glazing
- Attached Single Garage & Off Road Parking






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