



Llecyn Braf Marianglas LL73 8PE  
Freehold Detached  
£450,000

- Spacious & Modern Detached House Bounded By Marianglas Common With Lovely Aspects To Both Front & Rear With Fine Sea & Countryside Views
- 3/4 Bedrooms/2 Bathrooms/2/3 Receptions
- Low Maintenance Paved Patio & Rockery & Full-Length Timber Decked Patio
- Large Detached Garage/Workshop With Off Road Parking
- Set Within A Sought After & Popular Rural Hamlet & Only A Short Drive To The Beach At Nant Bychan
- EPC E; Council Tax Band E £2374.13 2024/2025; Broadband Up To 685 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating LPG Gas Fired

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## Property Summary

A Very Spacious & Modern Detached House Bounded By Marianglas Common With Lovely Aspects To Both Front & Rear With Fine Sea & Countryside Views. The Property Is Set Within A Sought After & Popular Rural Hamlet & Only A Short Drive To The Beach At Nant Bychan & Just Over 1 Mile To The Seaside Village Of Benllech. Just Off The Common Lower Road Is A Large Detached Garage/Workshop With Remote Electric Door With Block Paved Parking To The Front With Further Concreted Area For Further Vehicles/Boat/Caravan To The Side. To The Front Of The Property Is A Low Maintenance Paved Patio & Rockery Whilst To The Side Is An Easily Manageable Lawned Garden. To The Rear Runs A Full-Length Timber Decked Patio With Quite Stunning Views Over Open Farmland & Countryside Toward The Sea. Further Storage For Refuse Bins & Gas Tank Is Situated Behind The Garage, Viewing Both Internally & Externally Is Highly Recommended.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into the entrance vestibule with ceramic tiled flooring, frosted sidelights and door through into a spacious reception hallway with ceramic tiled flooring, coved ceiling, stairs to first floor, sidelights, built in cloaks storage and doors leading off into the living room with coved ceiling, contemporary inset gas fire within the chimney breast (no longer in use), window to front aspect overlooking the common area, deep window to rear aspect boasting super views over open farmland and beyond to the sea and double doors into the sunroom/conservatory with ceramic tiled flooring, French doors leading to the front garden and windows to three sides with fine views of open farmland to the rear aspect.

Continuing off the reception hall are further doors off into the sitting room/bedroom 4 with coved ceiling, French doors leading out onto a decked terrace boasting super views over open farmland and beyond to the sea, L shaped kitchen/diner with base and wall storage cupboards with complementary granite work surfaces, central island unit with storage cupboards, Neff Integrated eye level oven with integrated combination microwave over, Neff ceramic hob with curved chimney style extractor over, tall integrated fridge, integrated dishwasher, inset one and a half bowl sink with mixer tap, complementary tiled splash backs, ceramic tiled flooring, coved ceiling, recessed lighting, window to side aspect, window to front aspect overlooking the common area, deep window to rear aspect boasting super views over open farmland and beyond to the sea and door off into the inner hallway with coved ceiling, ceramic tiled flooring and further doors off into a separate Wc with wall mounted wash hand basin, low flush Wc, complementary wall tiling, ceramic tiled flooring and frosted window to rear aspect, utility room with storage cupboards, base cupboard with lay on sink with pillar taps, space for free standing washer, space for upright free standing freezer, Worcester" gas central heating boiler, ceramic tiled flooring, window to front aspect overlooking the common area and door out to a covered passageway adjoining the garage with dual access to the front and rear garden areas.

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The first floor briefly comprises a spacious landing area with coved ceiling, window to front aspect overlooking the common area and doors leading off into bedroom 1 en suite bathroom with built in wardrobes, coved ceiling, window to side aspect, window to rear aspect boasting super views of the sea and open farmland, door off into the en suite bathroom briefly comprising built in double shower cubicle with Mira electric shower, vanity sink unit, low flush Wc, ceramic tiled flooring, extractor fan, complimentary wall tiling and frosted window to front aspect, bedroom 2 with access to loft space, coved ceiling and windows to both side and rear aspects boasting super views of the sea and open farmland, and Jack n Jill door off into the main bathroom, bedroom 3 with a bank of part mirrored wardrobes to two walls, coved ceiling and window to rear aspect boasting super views of the sea and open farmland. Completing the internal accommodation is the main bathroom briefly comprising a four piece suite with a tiled panel and 'spa' bath, corner shower unit with 'Aqualisa' thermostatic shower control, pedestal wash hand basin, low flush Wc, complementary wall tiling, ceramic tiled flooring, extractor fan, coved ceiling and frosted window to front aspect.

#### Externally

Access off the Marianglas common bottom road to a detached garage with open paved parking to the front and further parking for a car/boat/caravan to the side. Front paved patio and rockery to one side, and a larger lawned but manageable garden to the other with flower borders and shrubs. Feature full length timber decked rear patio, being a perfect space to sit outside to enjoy the views over adjoining farmland towards the sea. To the rear of the garage is a concealed storage area for the bins and with the gas tank.

Detached Garage/Workshop - 5.64 x 3.61 (18'6" x 11'10") - With electrically operated roller door and further side door. Power and light provided.

#### Location

Bounded by Marianglas Common on one side and with fine sea views to the other, Llecyn Braf is a spacious detached modern (1995) house situated in a small rural hamlet, enjoying a private position, yet a short drive to the beach at Nant Bychan, and just over a mile to the popular seaside village of Benllech which provides a good assortment of local amenities. Approximately one mile from the sea and beautiful sailing bay of Traeth Bychan.

#### Agents Notes

The property is of standard construction under a slate roof.

Council Tax Band E £2374.13 2024/2025

Broadband Up To 685 Mbps

#### Exact Location

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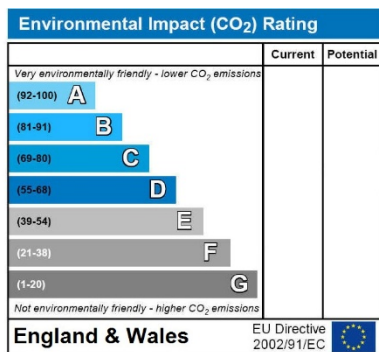
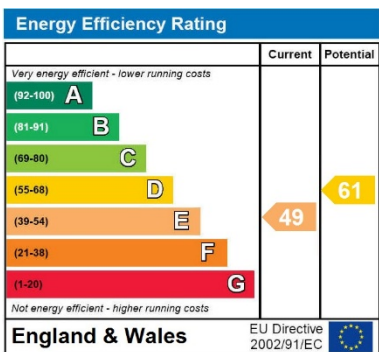
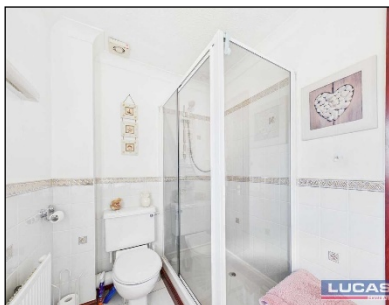
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#### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

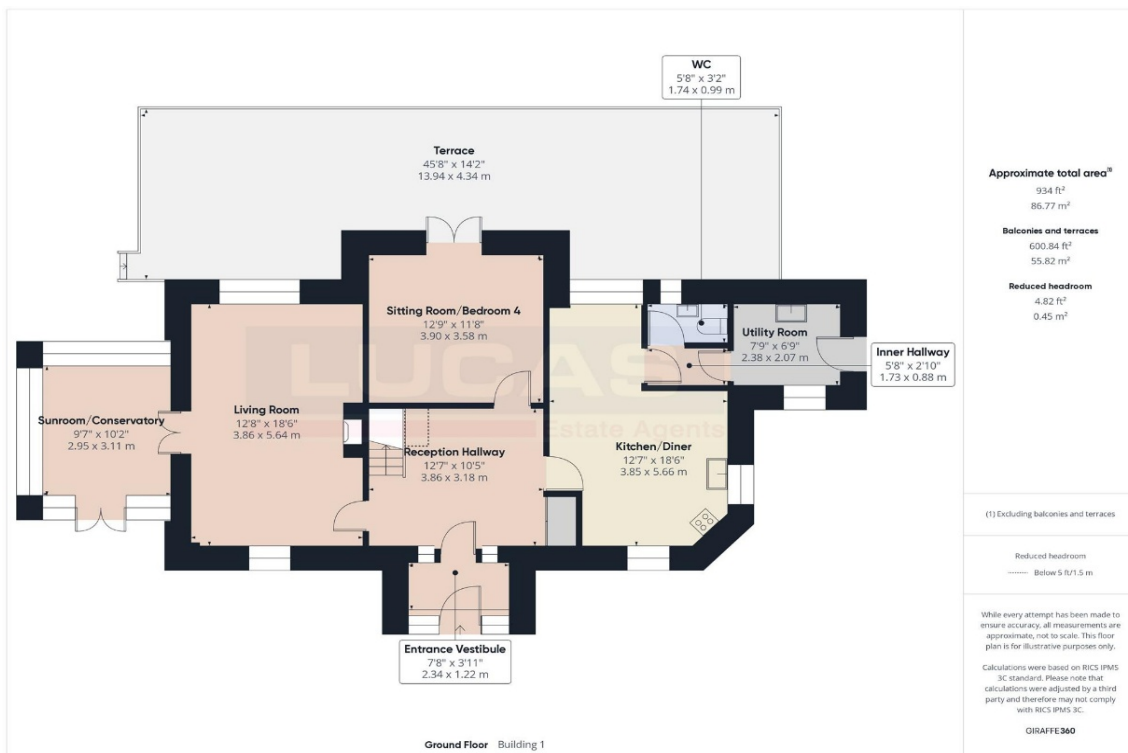


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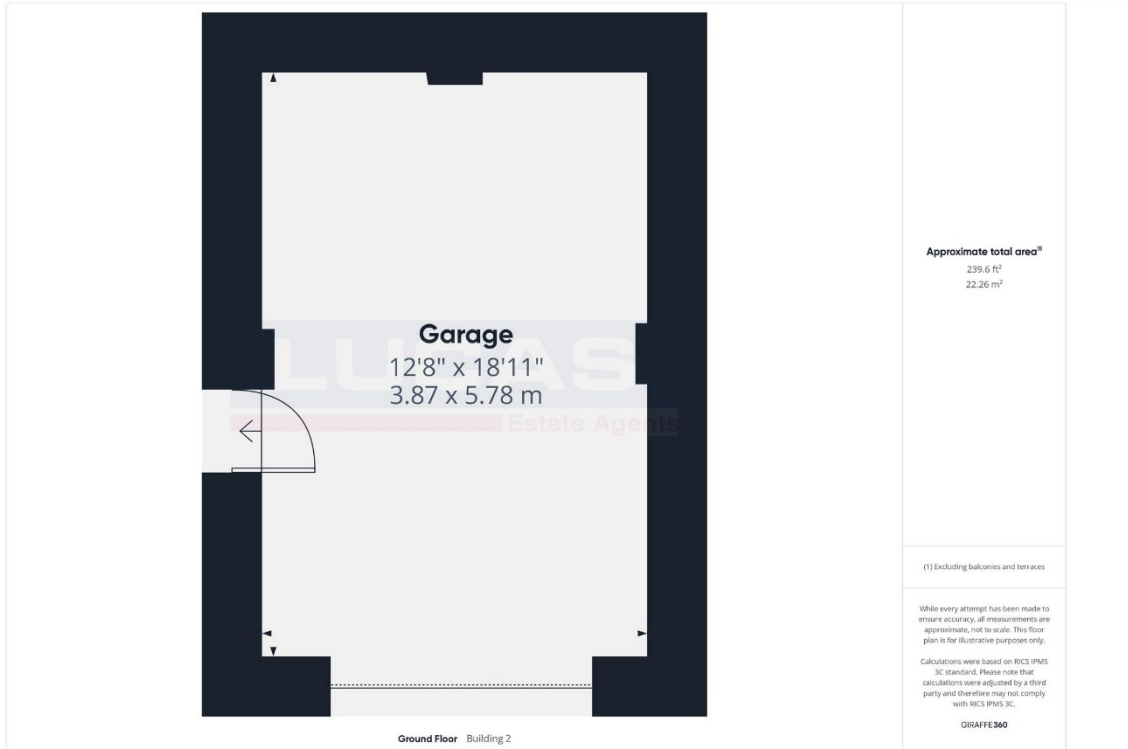


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