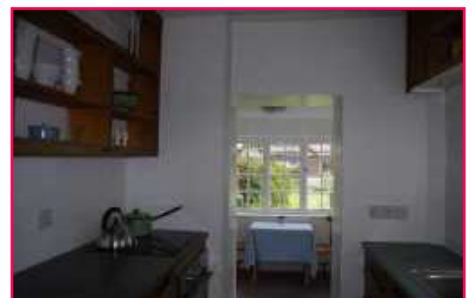


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## Mountain View, Old Llandegfan, LL59 5PP **£148,000**

A delightful three bedroom semi detached character cottage, situated in a peaceful rural hamlet, within a mile of the facilities in Llandegfan and three miles to Menai Bridge. Mountain View has undergone significant improvement in recent years (mostly in 2011) and is in very good condition throughout, but retains much of its original charm as well as having a good sized garden area to the rear. The property benefits from mostly double glazed timber windows and propane gas central heating.



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.

# Mountain View, Old Llandegfan, LL59 5PP

## Lounge

5.78m x 4.87m (19'0" x 16'0")

Having a feature stone inglenook fireplace with timber mantel over and housing a 'Jotul' wood-burning stove on a slate hearth. Fitted book shelves to the recess to either side. Solid timber floor covering and exposed pine staircase to the first floor. Exposed ceiling beams with ample spot lighting and further wall lights. Two radiators, tv aerial and telephone connection.

## Kitchen

2.70m x 2.08m (8'10" x 6'10")

With pitch pine kitchen cupboards with worktop surface and with a stainless steel sink unit under a side aspect window. Integrated Samsung electric hob with oven under. Recess for a washing machine. Hardwood open shelves to two walls, quarry tiled floor, radiator, door to the rear garden. Open access to:-

## Breakfast Room

2.55m x 2.40m (8'4" x 7'10")

With radiator, quiet outlook over the rear garden.

## First Floor Landing

With painted timber floor. Hatch with fitted ladder to give access to an insulated and floored attic space to give generous storage.

## Bedroom One

3.11m x 2.72m (10'2" x 8'11")

With double glazed front aspect window, painted timber floor, radiator.

## Bedroom Three

2.26m x 2.02m (7'5" x 6'8")

With double glazed front aspect window. Radiator, painted timber floor.

## Bedroom Two

3.17m x 2.51m (10'5" x 8'3")

With double glazed rear aspect window, radiator, painted timber floor

## Bathroom

2.72m x 2.25m (8'11" x 7'5")

With a recently refitted suite in white comprising of a panelled bath with electric shower over and tiled surround. Wash hand basin with wall mirror over, w.c. Radiator, white painted timber floor. Spacious linen cupboard with shelving and separate cupboard housing a Glow Worm propane gas central heating boiler.

## Outside

Recessed pavement to give some space for parking to the front of the house. Access along the gable leads to a spacious rear garden area, with a natural slate paved patio to the side and rear of the house with covered canopy area. The main area of the garden is laid to lawn spacious ( 20meters approx) to include a good size garden shed. Potential to remodel the rear to allow off road parking for a car. (note nearby garage available for sale from separate vendor)

## Services

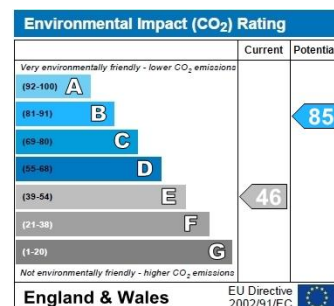
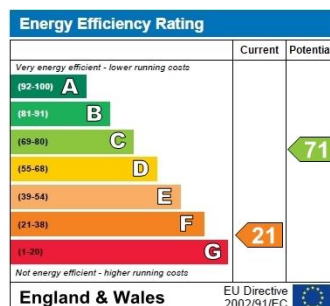
All mains, propane gas.

## Energy Performance Rating

Band F

## Council Tax Band

Band D



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