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2 Llanfaes Park, Llanfaes, LL58 8RH
£217,500

A beautifully presented detached four bedroom dormer style Bungalow, enjoying a quiet position on a small cul de sac of four and situated in this popular residential area, within 1.5 miles of the seaside town of Beaumaris. The property benefits from pvc double glazed windows, doors and fascia boards, as well as having oil fired central heating and ample off road parking to include a garage. To the rear is a secluded garden which enjoys a good amount of privacy.



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.

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Open Porch

With tiled floor, double glazed front door and side panel to:

Hallway

With staircase to the first floor, radiator, cloak cupboard, telephone point.

Lounge/Dining Room

L shaped and open plan.

Lounge

5.25 x 3.92 (17'3" x 12'10")

With a large front window having a southerly aspect to give good natural daylight. Tiled fireplace and hearth with side aspect window, coved ceiling with two pendant lights and wall lights, tv point, two radiators. Arched opening to:

Dining Room

2.88 x 2.73 (9'5" x 8'11")

With a pvc French style double opening door to the rear patio, radiator, coved ceiling with pendant light.

Kitchen

2.90 x 2.88 (9'6" x 9'5")

With a good range of base and wall kitchen units in a light cream effect laminate finish with worktop surfaces and tiled surround. Stainless steel sink unit under a rear aspect window having a quiet outlook over the rear garden, and with recess under for a washing machine. integrated electric hob with extractor hood over and oven under, integrated fridge, shelving and glazed display unit. Radiator, pvc double glazed door to the rear garden.

Bedroom 1 (Rear)

3.10 x 2.98 (10'2" x 9'9")

With rear aspect window overlooking the rear garden with radiator under. Integral double wardrobe.

Sitting Room/Bedroom 4

3.21 x 3.06 (10'6" x 10'0")

Originally a bedroom but now used as a sitting room with front aspect window with southerly aspect and radiator under. Arched recess with mirror back and formerly a fitted wardrobe.

Bathroom

1.68 x 1.48 (5'6" x 4'10")

With the original coloured suite comprising of a panelled steel bath with mixer shower tap, and mirror tiles to the wall. Wash hand basin, wall mirror, radiator, light/shaver point, fully tiled walls.

Separate Wc

With wc, fully tiled walls.

First Floor Landing

With spacious airing cupboard with shelving.

Bedroom 3

4.71 x 3.31 (15'5" x 10'10")

With large gable window with radiator under.

Bedroom 4

3.66 x 3.36 (12'0" x 11'0")

With large gable window with radiator under.

Outside

A drive to the side of the property gives off road parking for two to three vehicles and leads to a:

Garage

5.50 x 2.57 (18'1" x 8'5")

With up and over door, power and light connected. Oil fired central heating boiler.

New paragraph

To the front is a spacious open plan garden, being mostly lawn with flowers and shrubs. To the rear is a secluded rear garden area, not unduly overlooked to include a good sized paved patio area and a further lawn garden with bushes and shrubs.

Services

Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Rating

Band E

Directions

From Beaumaris, drive pass the Castle towards Llangoed for 1.6 miles, and just before the Penmon turning, turn left into Llanfaes Park. After 50 metres, turn right and no2 will be seen on the right hand side.

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