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## **Bryn Awel, Llanddona, LL58 8UB**

**£255,000**

A substantially extended detached bungalow, situated in a good sized non estate plot in a rural location surrounded by Common Land, and enjoying fine distant views of the mountains and sea.

This four bedroom and two bathroom bungalow was substantially extended around 2012 and benefits from pvc double glazed windows and doors, and pvc fascia boards as well as a modern oil fired central heating system. It has a large detached garage, and a six berth static caravan.



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.

# Bryn Awel, Llanddona, LL58 8UB

## Entrance Hall

With pvc double glazed entrance door, two radiators.

## Lounge

4.76 x 3.78 (15'7" x 12'5")

Enjoying a sunny Southerly outlook to the rear giving fine mountain views and with a patio door to the front. Two radiators, tv connection point.

## Kitchen/Breakfast Room

4.88 x 3.57 (16'0" x 11'9")

With an extensive range of base and wall units in a medium oak style finish with good worktop surfaces and tiled surround. One and a half bowl sink unit under a rear aspect window enjoying fine Southerly view of the mountains. Recess for electric cooker with concealed extractor over. Dining area with radiator, and double glazed door to the rear garden.

## Bedroom 4/Sitting Room

4.42 x 3.19 (14'6" x 10'6")

With two side aspect windows, radiator, tv connection. Hatch to an insulated and part floored attic with two velux windows, power and light.

## Bedroom 1

4.15 x 3.14 (13'7" x 10'4")

With radiator under a side aspect window, door to:

## Family Bathroom

3.15 x 2.49 (10'4" x 8'2")

Having a 'Jack and Jill' door from both the bedroom and hallway, and comprising of a modern white suite of a panelled bath, separate shower enclosure with electric shower attachment, wc, wash hand basin, light/shaver point and mirror fronted cabinet. Tall towel style radiator, fully tiled walls and floor.

## Bedroom 2

5.74 x 2.92/3.26 (18'10" x 9'7")

Having been extended and enjoying fine mountain views to the rear and a double glazed door to the front. Part tiled floor, 2 radiators.

## Inner Hall

With airing cupboard with radiator, and cloak cupboard.

## Ensuite Shower Room

2.02 x 1.69 (6'8" x 5'7")

With corner shower cubicle with electric shower unit, wash hand basin, wc, fully tiled wall and floor, radiator. Wall cabinet and shaver point.

## Bedroom 3

3.57 (max) x 3.25 (11'9" (max) x 10'8")

With fitted wardrobes to two walls with central bed recess and cupboards over. Rear aspect window giving fine mountain views and with radiator under.

## Outside

Access over 'Common Land' leads to a long brick paved drive which gives ample private parking, and leads to a:-

## Garage

7.30 x 5.40 (23'11" x 17'9")

With an electric roller door, central inspection pit, power and light, partitioned wc with wash hand basin. On the garage roof there are 16 solar panels, which we believe to be connected to a 'feed in tariff'.

Close by is a 34ft 2 bedroom Atlas static caravan connected to the mains services with adjacent lawn garden with a garden pond.

## Utility Room

2.83 x 2.87 (9'3" x 9'5")

The bungalow has an integral Utility room with a recent Worcester oil fired condensing boiler, power and light, storage cupboards. Radiator.

To the rear is a well screened and private garden enjoying a sunny Southerly aspect, with two blocks of garden shed's/storage areas as well as a modern greenhouse. There are fine views to the rear of Snowdonia mountains to include Snowdonia itself while there are fine sea views to the front.

## Services

All mains services (no gas). Oil fired central heating system.

## Tenure

Assumed Freehold. Legal conveyancer to confirm.

## Council Tax Band

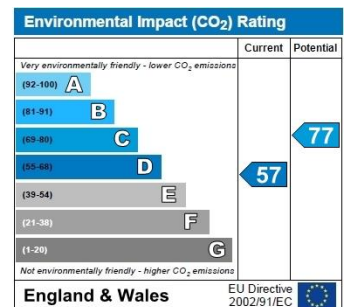
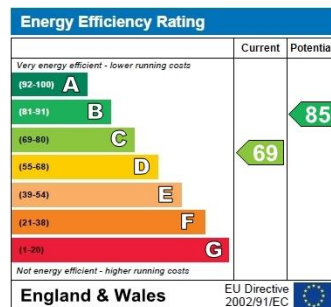
Band E

## Energy Performance Rating

Epc Band C

## Directions

From the centre of Beaumaris, proceed on the Pentraeth Road out of the town. After a mile and at the top of the hill turn right signposted Llanddona. Proceed for just over two miles into the village. Just before the village pub and opposite the bus stop, turn left. Continue for 200 metres and take the unmade track (public footpath) on the left. Bryn Awel is at the end of this track.



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