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14 Garth Wen, Llanfaes, LL58 8PT
£249,950

A very well appointed detached four bedroom bungalow, situated on a quiet sought after cu de sac in a semi rural area, being two miles to the seaside town of Beaumaris. The bungalow has been upgraded by the present owner and provides spacious family accommodation with the benefit of having an open Southerly outlook to the rear over adjoining farmland. The property has four bedrooms, two large reception rooms and a modern fitted kitchen with an utility room. It benefits from oil fired central heating, double glazed windows and doors, and an attached garage.



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 slate flagged floor, modern pvc entrance door with large double glazed side window.

Vestibule

With slate flagged floor, leading to:-

Hallway

With spacious airing/cloak cupboard, radiator, telephone point.

Cloak Room

With wc, wash hand basin with mirror over, wall cupboard.

Lounge

5.58 x 3.78 (18'4" x 12'5")

With a near full length pvc double glazed patio door to the rear not only giving excellent natural daylight, but giving a fine view over the adjoining woodland, towards Snowdonia mountains and Llanfaes Church. Feature brick fireplace with slate hearth and inset solid fuel stove. Two radiator's, tv connection, coved ceiling. Spacious through access to:-

Morning Room

3.18 x 3.03 (10'5" x 9'11")

Which adjoins the kitchen, but which has a large arched opening to:-

Dining Room

4.52 x 3.03 (14'10" x 9'11")

Being a more recent extension (2004), and with pvc double glazed french style doors to the rear garden, and with a side window again enjoys excellent natural daylight as well as giving a fine southerly view towards the mountains. Radiator, ceiling spotlights.

Kitchen

3.55 x 2.96 (11'8" x 9'9")

With an extensive and modern range of base and wall kitchen units in a deep red laminate finish with contrasting worktop surfaces and tiled surround. One and a half bowl stainless steel sink unit under a large front aspect window. Fitted Neff hob with concealed extractor over, and Bosch eye level double oven, radiator. Hatch with fitted timber folding ladder gives access to an insulated roof space and which has been part floored to give excellent storage space and with good headroom.

Utility Room

2.58 x 2.22 (8'6" x 7'3")

With space for a washing machine with worktop over and further wall storage cupboard. Belfast sink, Camray oil fired central heating boiler. Internal door to the garage and outside to the rear.

Bedroom 1

3.56 x 3.47 (11'8" x 11'5")

With large rear aspect window enjoying a quiet outlook over the garden towards the mountains. Radiator.

Bedroom 2

3.57 x 3.16 (11'9" x 10'4")

With large aspect window, radiator.

Bedroom 3

3.18 x 2.26 (10'5" x 7'5")

With front aspect window, radiator.

Bedroom 4/Study

3.48 x 2.26 (11'5" x 7'5")

Currently used as a study with wall shelving, radiator, rear aspect over the garden.

Shower Room

2.55 x 1.46 (8'4" x 4'9")

With a glazed surround shower cubicle with Triton electric shower, wc, wash hand basin with wall mirror and cabinet over, towel radiator.

Outside

A spacious tarmac drive gives off road parking for two to three vehicles and leads to:

Attached Garage

5.30 x 2.75 (17'5" x 9'0")

With up and over door, power and light, wall shelving, internal door to the bungalow.

To the front is a well tended lawn garden with flower borders. Access to either side leads to the rear garden, which enjoys much privacy as well as far reaching and Southerly views over the adjoining fields towards the mountains and Llanfaes Church. There is a slate paved patio to the rear of the dining room, as well as a small lawn, rockery and vegetable plot with soft fruit bushes. Included is a timber garden shed and covered log store.

Services

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

Tenure

Understood to be Freehold. To be confirmed by vendors solicitors.

Council Tax Band

Band F

Energy Performance Rating

Epc Band

Directions

From Beaumaris, drive past the Castle for just over 1.7 miles towards Llangoed. At the 'Penmon' crossroads, turn left signposted Llanfaes. Continue along this lane for just over half a mile and Garthwen will be seen on the left.

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