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3 Preswylfa, Llanddona, LL58 8TW
£185,000

A charming character 3 bedroom semi detached cottage, enjoying a quiet secluded position, having the benefit of a good sized garden and ample parking space. The property is situated in a rural area yet three miles to the seaside town of Beaumaris.



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.

3 Preswylfa, Llanddona, LL58 8TW

Open Porch

With quarry tiled floor, half glazed timber door to:

Entrance Hall

With telephone point, airing cupboard with hot water cylinder.

Lounge

20'3 x 14'01 (6.17m x 4.29m)

With a feature slate fireplace and hearth with fitted multi fuel stove and extended slate shelf. 2 radiator's, glazed door to:

Conservatory

9'01 x 9'0 (2.77m x 2.74m)

With pvc double glazed surround to three sides and enjoying a lovely outlook over the garden. Ceramic tiled floor.

Kitchen/Dining Room

14'05 x 12'03 (4.39m x 3.73m)

With an extensive range of base and wall units in a medium oak style finish and to include a one and a half bowl stainless steel sink unit under a side aspect window. Rayburn Royal solid fuel stove in a inglenook recess and with back boiler to serve the radiators. Quarry tiled floor, recess for a washing machine, stable door to:-

Rear Porch

6'01 x 5'03 (1.85m x 1.60m)

With tiled floor, door to outside.

Bathroom

7'07 x 4'03 (2.31m x 1.30m)

With a white suite comprising of a steel bath with electric shower over, wash hand

basin with mirror over, wc, shaver point, radiator.

Bedroom 1

13'03 x 7'09 (4.04m x 2.36m)

With radiator.

Bedroom 2

7'09 x 9'02 (2.36m x 2.79m)

With radiator.

Outside

A private gravelled drive gives ample private parking to the front for three to four vehicles. Delightful garden to the front and side adjoining farmland, part lawn with a wealth of shrubs and bushes. Paved patio. To the rear is paved yard with garden shed, coal bunker and greenhouse.

Services

Mains water and electricity. Drainage believed to be private.

Tenure

Assumed Freehold. Conveyancer to confirm.

Council Tax Band

Band

Energy Performance Rating

Epc Band

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