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5 Llanfaes Park, Llanfaes, Beaumaris, LL58 8RH

£165,000

A detached 3 bedroom dormer style bungalow situated to the front of this popular residential estate, considered convenient for Beaumaris and Llangoed. The property benefits from good sized accommodation which is complemented by an attic room which many other properties on the estate have converted into a fourth bedroom. The property has easily manageable gardens to front and rear as well as a garage. Some aspects are considered to be in need of general modernisation.



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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Vestibule Porch

With timber front door and two side glazed windows, tiled floor. Glazed internal door to:

Hallway

With recent laminate floor covering, staircase to the first floor, electric storage heater, electric meter and telephone point.

Lounge/Dining Room

Being L shaped open plan, and all with a recently laid laminate floor covering.

Lounge Area

5.68 x 4.06 (18'8" x 13'4")

With timber surround former fireplace opening (chimney retained), large front and side aspect windows, two pendant lights, electric storage heater.

Dining Area

2.86 x 2.69 (9'5" x 8'10")

With a double glazed door to the rear garden, electric storage heater.

Kitchen

2.86 x 2.68 (9'5" x 8'10")

With a modern style base and wall kitchen units in a light laminate finish with worktop surfaces over. Stainless steel sink unit under a rear aspect window, electric cooker point and space for a washing machine. Door to the rear garden.

Bedroom 2

3.32 x 3.09 (10'11" x 10'2")

With front aspect window with electric storage heater under, wardrobe recess.

Bedroom 3

3.09 x 2.87 (10'2" x 9'5")

With rear aspect window with storage heater under. Wardrobe recess.

Shower Room & Wc

2.13x 1.71 (7'0" x 5'7")

Having a white suite comprising of a 'double' shower cubicle with tiled surround and Triton electric shower. Wc, wash hand basin, electric towel radiator, wall cabinet.

Separate Wc

First Floor Landing

With hot water cylinder.

Bedroom 1

4.77 x 3.36 (15'8" x 11'0")

With side aspect window with storage heater under.

Attic Room

4.75x 3.37 (15'7" x 11'1")

Being floored and with excellent headroom, currently for storage but ideally suited to provide a further bedroom or a bathroom subject to necessary statutory consents.

Outside

The property has easily manageable gardens to front and rear, mostly laid to lawn, and with the front and side being well screened. To the rear is a small patio area to enjoy the evening sun, and access to a Garage with an up and over door and concreted drive to give off road parking for one vehicle.

Services

Mains services. No Gas.

Tenure

Freehold

Council Tax Band

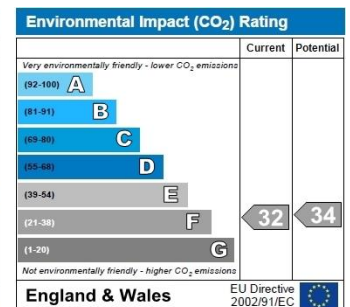
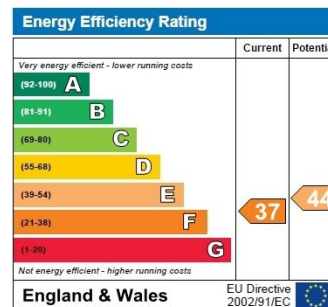
Band E

Energy Performance Rating

Epc Band F.

Directions

The property is situated outside Beaumaris. From Castle Street in Beaumaris go past the castle and onto the B5109 towards Llangoed, keep on the road along the coast and go past Fryars Bay, then after about one mile, just before the right hand turning to Penmon, you will see a small development of dormer bungalows on the left hand side. No 5 is on the corner, on the right as you turn into the cul de sac.



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