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Holmfield, Camp Lane, Llanfaes, LL58 8LR
£225,000

A delightful detached bungalow in a peaceful rural position, enjoying fine mountain views to the front, and being within two miles of the popular seaside town of Beaumaris. Holmefiled benefits from a good sized plots which is not overlooked, while the accommodation includes for two conservatories, and two double bedrooms with space for third bedroom. It has mostly double glazed windows and doors and a modern warm Aga central heating system, (2013).



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.

Holmfield, Camp Lane, Llanfaes, LL58 8LR

Accommodation

Conservatory

5.52 x 3.21 (18'1" x 10'6")

Enjoying a fine South Easterly outlook over the front garden with a full pvc double glazed surround to three side, radiator.

Hallway

With plate shelf, radiator.

Living Room

6.66 x 3.21 (21'10" x 10'6")

A spacious room with two large front aspect windows giving a good amount of natural daylight, radiator. Timber surround fireplace (not in use).

Dining Room

6.85 x 3.36 (22'6" x 11'0")

With two radiators, and which could easily provide for a third bedroom with the provision of a stud wall. Double glazed patio door to:

Rear Conservatory

3.00 x 2.20 (9'10" x 7'3")

Enjoying a peaceful outlook over the rear garden and with pvc double glazed surround to there sides to include an outside door.

Kitchen/Breakfast Room

4.65 x 3.36 (15'3" x 11'0")

With a modern and extensive range of base and wall units in a white laminate finish with contrasting dark worktop surfaces and floor covering. 1.5 bowl stainless steel sink unit under a rear aspect window. Integrated gas cooking hob with concealed extractor over and oven under, space and plumbing for a washing machine and dishwasher. Dining area with radiator. Pvc double glazed door to rear kitchen.

Bedroom 1

4.82 x 3.02 (15'10" x 9'11")

With an extensive range of fitted bedroom furniture in a light beech finish giving good wardrobe space with recess for a bed and with further wall storage over. Radiator under a front aspect window.

Ensuite Bathroom

3.00 x 1.67 (9'10" x 5'6")

Comprising of a suite in white to include a a panelled bath with Mira electric shower over. Wash hand basin, wc, radiator and wall mounted electric heater.

Bedroom 2

4.40 x 3.22 (14'5" x 10'7")

With radiator.

Bathroom

3.03 x 2.33 (9'11" x 7'8")

With a suite in pink comprising of a steel panelled bath with Triton electric shower over and shower screen. Wash hand basin, wc, radiator.

Outside

A long drive gives ample off road parking and turning area for several cars and leads to a former Garage 5.88 x 2.58 now used as a store/garden room with pressurised central heating tan. To the front is a good sized garden room with Southerly aspect, not unduly overlooked, being laid to lawn to include a small pond, timber play house, and paved patio adjacent to the house. To the rear is a further secluded garden mostly lawn.

Directions

From Beaumaris centre, drive past the Castke in the Llangoed direction. Pass Fryars Bay and after about ¼ mile at the 'Penmon' crossroads, turn left signposted Llanfaes. Holmfield is a short distance on the left hand side.

Services

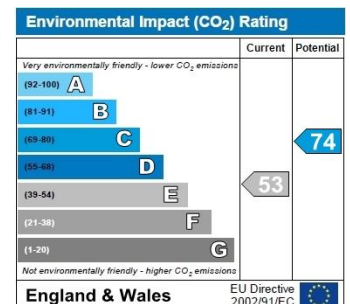
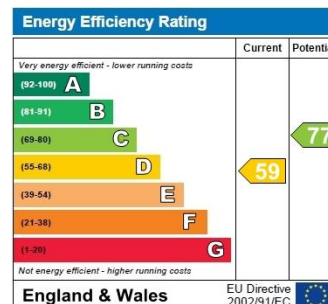
Mains water and electricity. Private drainage. Contemporary and economic warm air central heating system installed in 2013 (air source heat pump).

Tenure

Freehold

Epc

Band D



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