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**Lynton, Camp Road, Llanfaes, LL58 8LR**  
**£369,950**

A substantial detached four bedroom family bungalow, situated within a spacious and level plot, and enjoying far reaching views to the front of the Snowdonia mountain ranges. The property enjoys a semi rural location, yet is only one and three quarter miles to the Castle town of Beaumaris. To the front there is parking for several vehicles and access to a garage/workshop with utility room. The private rear and well tended gardens include a large summer house with patio, professionally fitted polytunnel with electric and water, log store and shed.



MISREPRESENTATION ACT 1967

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All prices quoted are subject to Owner's acceptance and to the property being unsold.

# Lynton, Camp Road, Llanfaes, LL58 8LR

## Hallway

With radiator, telephone connection, door to the rear garden.

## Lounge

20'6 x 14'11 (6.25m x 4.55m)

Again with a good sized living area having a Southerly aspect to enjoy excellent natural daylight and a sliding patio doors which lead to the rear garden. Timber fireplace surround with Hunter multi fuel stove, access hatch to attic. Double doors to:-

## Conservatory

18'11 x 13'10 (5.77m x 4.22m)

Enjoying far reaching front views of the Snowdonia mountains, the new conservatory is again of double glazed upvc construction built in 2007. Accessed by two sets of french doors, one into the kitchen and one into the lounge, and a single large upvc door to the outside. This boasts electric under floor heating on an insulated fully tiled base with insulated cavity dwarf walls. The cavity is four inches, rather than the standard two which, as well as offering much improved insulation, enables the use of twelve inch window ledges. Eight double and one single electric sockets plus a remote control 48 inch reversible fan with light complement the construction (an electric feed to the the outside for an air conditioning unit is also present but was found to be unnecessary). The pitched roof is of tinted self cleaning double glazed glass.

## Rear Conservatory

15'3 x 9'3 (4.65m x 2.82m)

Overlooking the rear garden. The two large conservatories also considerably aid the heating for Free! The old conservatory, north west facing, is of upvc construction, on a dwarf wall with a double skinned polycarbonate lean to roof. With views to the Snowdonia mountains

## Kitchen

18'1 x 11'7 (5.51m x 3.53m)

Having an extensive range of base and wall units in a beech effect with contrasting worktop surfaces and tiled surround. feature central 'island' with a Zanussi five burner gas hob and a built in AEG 90cm oven under. One a half bowl stainless steel sink unit by Franke. Space for a dishwasher and fridge/freezer, ceramic tiled floor, ceiling downlighters and spotlights as well as under pelmet lights.

## Bedroom 1

14'1 x 12'1 (4.29m x 3.68m)

With front bay window, radiator, tv point.

## Bedroom 2

13'8 x 12'1 (4.17m x 3.68m)

With rear aspect window, radiator, tv point.

## Bathroom

With a modern white suite, being fully tiled and with a wc, bidet, wash hand basin and a jacuzzi bath with a mixer shower over, radiator, light/shaver point.



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## Bedroom 3

11'10 x 9'5 (3.61m x 2.87m)

With front bay window, wall shelving, radiator, tv point.

## Study/Bedroom 4

2.39 x 2.07 (7'10" x 6'9")

With radiator, wall shelving, access hatch to the roof void, tv point.

## Outside

The grounds are mainly laid to lawn requiring approximately just one hour to cut with a 14 inch self propelled lawnmower.

To the front is a gravel car park suitable for at least ten vehicles with tarmac border, free standing on part of which sits an 8 by 6 summer house. A raised grass terrace, accessed via a concrete ramp, with views to the mountains over open fields complete the description. From the front, to the right hand side, is a path running alongside a 30 by 12ft garage, with laundry to the rear. To the left is again access to the rear, bordered by a 30 x 16 gravel area suitable for boat/caravan storage. A 8 cubic metre ventilated log store a 4 by 9 ft bicycle cover and 9 by 13 ft work shop with roof light and sliding doors. To the rear affords a raised grass terrace on which is laid a 23 by 10 ft paved barbecue table area and an 8 by 9 ft

## Council Tax Band

Tax Band F

## Energy Performance Rating

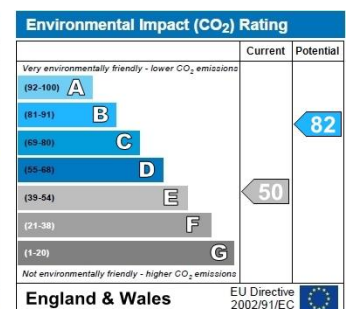
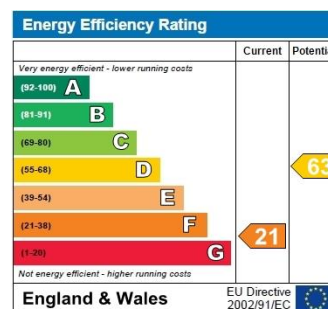
Epc Band F

## Services

Water & electricity connected. Septic tank.

A 250 litre heat store tank, situated in the attic directly above the kitchen, is fed primarily by a 14 kilowatt Hunter Herald multi fuel log burner and 4 water filled solar panels backed up by a propane Ideal Classic boiler and an electric immersion heater. All controls are conveniently grouped in the kitchen. Radiators and hot water are powered by the heat store, all in all a very efficient versatile and economical modern heating system installed in 2007 by The Green Heat Team. Once heated, due to the density of the bricks and the insulation, the bungalow retains its heat admirably.

There are several sources of heating, including solar panels a log burner and a propane gas boiler.



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