

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



12 Garthwen, Llanfaes, LL58 8PT
£195,000

A substantial detached bungalow, enjoying a larger than average plot, and situated on a semi rural small estate of similar bungalow and being just over a mile to the seaside town of Beaumaris. The property provides a spacious three bedroom accommodation having two reception rooms, and a sun room overlooking the rear garden. It is in need of modernisation which is considered fairly reflected in this competitive asking price.



MISREPRESENTATION ACT 1967

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12 Garthwen, Llanfaes, LL58 8PT

Timber Porch

With glazed surround, stone paved floor.

Entrance Hall

With radiator, spacious airing cupboard.

Cloak Room

With wc and wash hand basin.

Living Room

5.60 x 3.76 (18'4" x 12'4")

With a near full length rear patio door giving excellent natural daylight and a peaceful aspect over the rear garden, Slate hearth with a former fireplace opening (closed up). Two radiators, large opening to:-

Dining Room

3.20 x 2.16 (10'6" x 7'1")

With glazed door to the rear sun room, and a separate door to the kitchen.

Sun Room

5.37 x 2.16 (17'7" x 7'1")

With a timber double glazed surround and a door to two sides enjoying a fine outlook over the rear garden.

Kitchen

3.56 x 2.97 (11'8" x 9'9")

With an older range of base and wall units to include a stainless steel sink unit under a front aspect window, Integrated electric hob with extractor over and separate oven. Recess for a small dishwasher, radiator. A fixed staircase is provided to the attic floor.

Breakfast Room

2.55 x 2.19 (8'4" x 7'2")

With timber effect wall panelling, internal door to the garage.

Utility Room

3.33 x 2.57 (10'11" x 8'5")

With base and wall cupboards and ample worktop surfaces to include a stainless steel sink unit. Recess for a washing machine.

Inner Hall

With fitted cupboards.

Bedroom 1

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

With front aspect window with radiator under.

Ensuite Shower Room

2.07 x 1.46 (6'9" x 4'9")

With an older suite comprising of a shower cubicle with electric shower attachment, wc, wash hand basin, fully tiled walls, wall mounted electric fan heater

Bedroom 2

3.57 x 3.47 (11'9" x 11'5")

With large rear aspect window overlooking the garden and with radiator under. Fitted walk in wardrobe.

Bedroom 3

2.55 x 2.28 (8'4" x 7'6")

With front aspect window with radiator under, fitted traditional wardrobe.

Wet Room

2.26 x 1.80 (7'5" x 5'11")

Adapted for a person with mobility difficulties, having an Aqualisa thermostatic shower, wc, wash hand basin in a vanity unit with a large mirror over and shower point.

Attic Room

7.40 x 3.22 (24'3" x 10'7")

Being floored, with gable and velux windows having good central headroom with power and light provided. This room is accessed from a fixed stairs in the kitchen and does not conform to Building Regulations, but has excellent scope for property conversion if required.

Outside

A tarmacadam drive provides ample off road parking and leads to:

Attached Garage

5.40 x 2.78 (17'9" x 9'1")

With up and over door, power and light.

The bungalow enjoys a good sized corner plot, with an open front lawn with shrubs, and an extended parking area to the side of the garage for a boat or caravan. The rear garden enjoys a good amount of privacy being of spacious proportions, mostly lawn, but with numerous shrubs and trees.

Services

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

Tenure

Understood to be Freehold. Conveyancer to confirm.

Energy Performance Rating

Epc Band

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