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6 Garth Wen, Llanfaes, LL58 8PT
£229,950

A very well presented detached bungalow enjoying fine mountain views to the front and extended to give a spacious family accommodation. Situated on a popular well established estate. The property enjoys a rural feel, yet is only a mile to the historic town of Beaumaris. The bungalow itself provide two reception rooms and a conservatory, a modern kitchen, three bedrooms and two bathrooms. It benefits from a large than average corner plot, to include a garage. In addition, there is full pvc double glazed windows and doors, and an oil fired central heating system.



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

With pvc double glazed front door.

Hallway

With radiator, telephone point.

Lounge

5.64 x 3.56 (18'6" x 11'8")

Having three front and side aspect windows to make this not only a light room but to give fine distant mountain views. Feature polished stone fireplace and hearth, being a focal point to this room. Coved ceiling, tv connection, radiator.

Dining Room

4.08 x 3.57 (13'5" x 11'9")

Having a large rear aspect window and door to the rear garden. Radiator, airing cupboard, coved ceiling. Access hatch to the roof space.

Kitchen

4.50 x 2.50 (14'9" x 8'2")

Having an extensive range of base and wall units in a medium timber style finish with extensive worktop surfaces and mostly tiled surround. Ceramic one and a half bowl sink unit with monobloc tap under a side aspect window. Recess for an electric cooker with a concealed extractor over, and space for both a dishwasher and under counter fridge. Radiator. Rear lobby with double glazed door to the rear garden, and separate internal door to the garage.

Conservatory

2.87 x 2.70 (9'5" x 8'10")

With ceramic tiled floor, door to the rear patio garden.

Shower Room

2.50 x 1.46 (8'2" x 4'9")

Benefiting from a large built in shower cubicle with fully tiled surround and Triton electric shower unit. Wash hand basin with mirror over, wc, radiator.

Bedroom 1

3.26 x 2.97 (10'8" x 9'9")

With a full length range of built in modern wardrobes in a beech effect with separate drawer unit. Rear aspect window over the garden with radiator under, telephone point.

Bedroom 2

2.98 x 2.77 (9'9" x 9'1")

Again with a modern fitted wardrobe, rear aspect window with radiator under, telephone point.

Bedroom 3

2.87 x 2.55 (9'5" x 8'4")

With front aspect window with radiator under, wall lights.

Bathroom

2.47 x 1.75 (8'1" x 5'9")

With a modern suite in white comprising of a spacious corner bath with Mira electric shower over. Wash hand basin with wall mirror over and light shaver point. Wc, bider, fully tiled walls, radiator.

Outside

A tarmacadam drive gives off road parking for two cars and leads to an attached:

Garage

5.10 x 2.70 (16'9" x 8'10")

With electrically operated rolling door and internal access to the kitchen. The garage houses a Worcester oil fired central heating boiler and there is plumbing for the washing machine.

The bungalow benefits from a larger then average corner plot, with an open lawned garden to the front with numerous shrubs and bushes.

To the rear is a well tended part terraced garden, mostly lawn but with a well screen and private patio. Includes is a timber garden shed on a paved base.

Services

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

Tenure

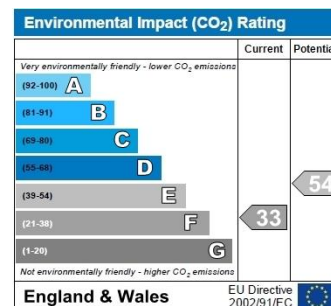
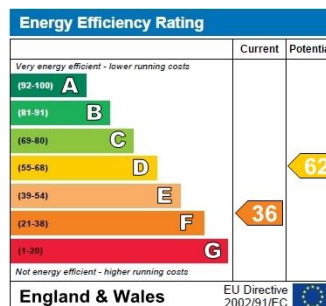
Understood to be Freehold and to be confirmed by the Vendors Solicitors.

Council Tax Band

Band E

Energy Performance Rating

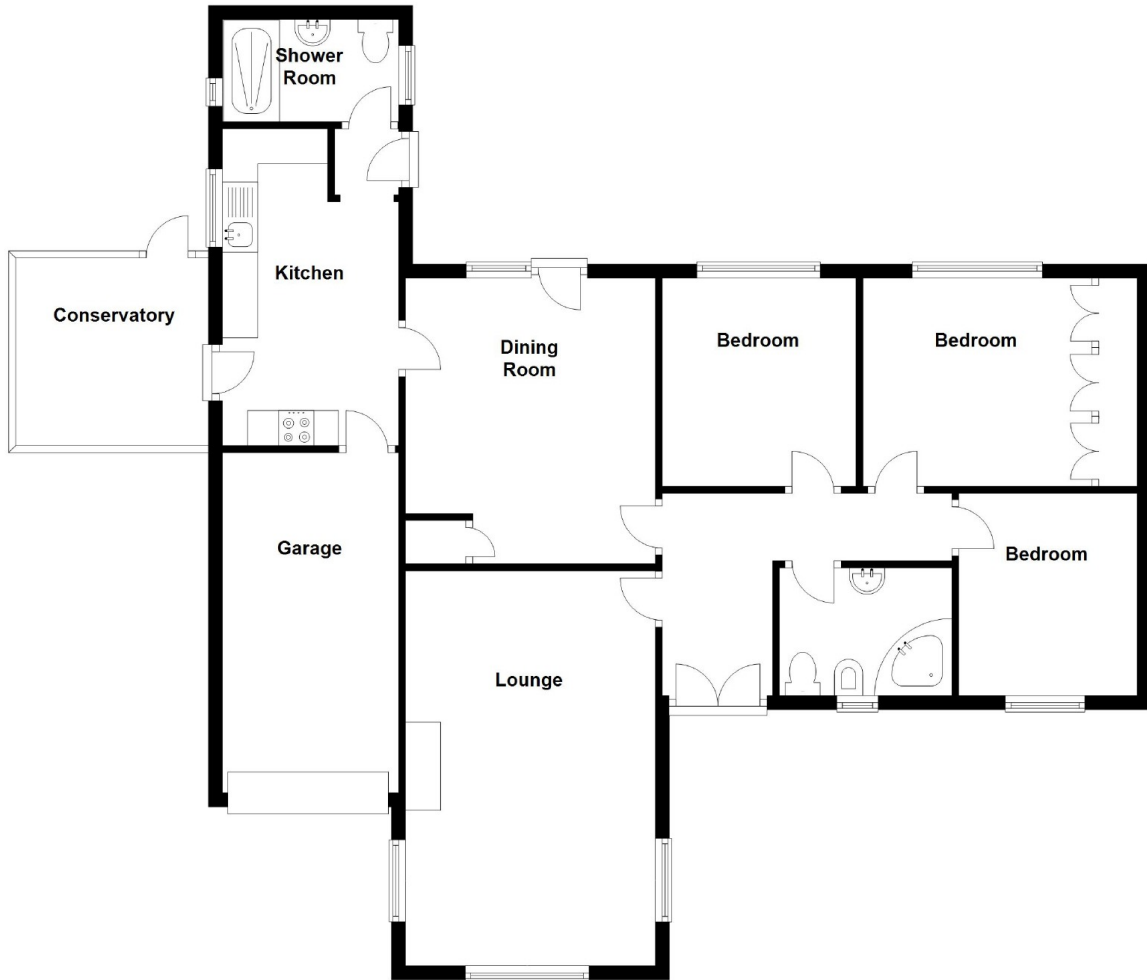
Epc Band F



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Ground Floor

Approx. 104.0 sq. metres (1119.6 sq. feet)



Total area: approx. 104.0 sq. metres (1119.6 sq. feet)

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