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Betula, Caergelach, Llandegfan, LL59 5UF
£249,950

A spacious detached four bedroom family house, enjoying far reaching views of the mountains to the rear with glimpses of the Menai Strait. Conveniently situated on the edge of this popular village, having a semi rural outlook, yet within two miles of Menai Bridge and four miles to the University City of Bangor. The property benefits from pvc double glazed window, gas central heating, garage and manageable gardens. Some aspect are in need of upgrading which is reflected in the competitive asking price.



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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Open Porch

With tiled floor, overhead light. Aluminium double glazed door into the:-

Hallway

With radiator, staircase to the first floor.

Lounge

6.07 x 3.97 (19'11" x 13'0")

With three rear aspect windows enjoying a Southerly outlook to give excellent natural daylight, and with views over a nearby field and a glimpse of the Menai Strait. Gas fire on a slate hearth, two radiators, coved ceiling with pendant light, telephone and tv aerial connection.

Dining Room

3.53 x 3.01 (11'7" x 9'11")

With pvc double opening and double glazed French style door to the rear garden and enjoying an open outlook. Radiator, telephone point, access hatch to the kitchen.

Kitchen

3.22 x 3.00 (10'7" x 9'10")

With a range of base and wall units in a white laminate style finish with contrasting dark worktop surfaces. One and a half bowl stainless steel sink unit under a front aspect window. Ceramic hob with extractor hood over and oven under, integrated fridge, and space for an under counter freezer. Radiator, door to:-

Utility Room

2.83 x 2.60 (9'3" x 8'6")

Space and plumbing for a washing machine, gas combi central heating boiler, internal door to the garage and pvc double glazed door to the rear garden.

Study/Bedroom 5

2.36 x 2.36 (7'9" x 7'9")

With fitted office desk with cupboards and shelving to one wall, together with radiator and telephone point. This room could be adapted to provide a fifth single bedroom if required.

First Floor Landing

With telephone point, hatch to roof void.

Bedroom 1

3.96 x 2.47 (13'0" x 8'1")

With two good Southerly aspect windows giving fine views of the mountains and Menai Strait. Radiator, large recess for a fitted wardrobe.

Bedroom 2

3.53 x 3.03 (max) (11'7" x 9'11" (max))

With fitted four door wardrobe to one wall, radiator under a rear aspect window with fine mountains and sea views.

Bedroom 3

3.22 x 2.24 (10'7" x 7'4")

With radiator under a front aspect window.

Bedroom 4

2.45 x 2.35 (8'0" x 7'9")

With radiator under a front aspect window.

Bathroom

2.36 x 2.21 (7'9" x 7'3")

Being recently upgraded with a white suite comprising of a panelled bath with a thermostatic shower over, wc, wash hand basin set in a vanity unit with a large wall mirror over. Fully tiled walls and pvc panelled ceiling with inset spotlights, chrome towel radiator.

Outside

A concreted drive provides off road parking for one vehicle in front of an attached Garage 5.30 x 2.60 with up and over door, power and light connected, wall cupboards, gas and electric meters. To the front of the house is a small lawned garden with shrubs which could be cleared if further off road parking is required. To the rear is a lawned garden enjoying a Southerly aspect looking over a nearby field towards the mountains.

Services

All mains services. Gas fired central heating.

Tenure

Freehold

(Conveyancer to confirm).

Council Tax Band

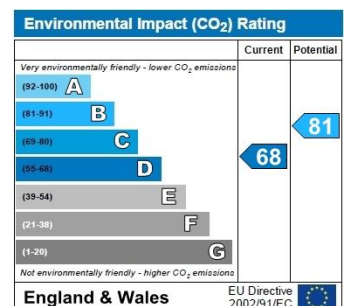
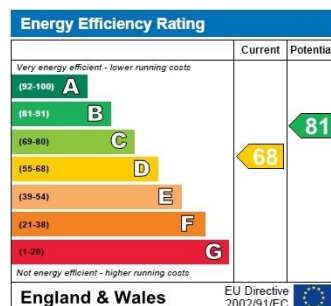
Band E

Energy Performance Rating

Epc Band D.

Directions

From Menai Bridge, proceed out of the town towards Beaumaris. After crossing Cadnant Bridge take the next left signposted Llandegfan. Proceed up the hill and continue into the village. At the village shop, continue straight ahead, and after 500 metres, Caergelach will be seen on the left. Enter the estate, turn left, and left again and Betula will be seen on the left.



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