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30 Tros Yr Afon, Llangoed, LL58 8AT

Offers Over £270,000

A neat detached two bedroom bungalow, situated on a quiet corner plot at the far end of this popular cul-de-sac estate and enjoying distant mountain views. Being conveniently situated within the village, within a short walk of the village shop and bus stop. Having been well maintained by the owner, the bungalow gives good sized accommodation of a spacious lounge with adjoining dining room, fitted kitchen diner with utility room, shower room/WC and two double bedrooms. It has ample off road parking, as well as a garage, well maintained and private rear gardens, and is double glazed and with an oil fired central heating system.

Most worthy of inspection and being sold with no onward chain.



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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Entrance Vestibule

Feature arched opening to open vestibule with tiled flooring, ceiling light, PVC wood effect double glazed front door and side panel.

Hallway

Spacious hallway having built-in linen cupboard with timber slatted shelf and radiator. Access hatch to roof space. Radiator. Coving to ceiling with two pendant lights.

Dining Room

3.93 x 2.31 (12'11" x 7'7")

Currently utilised as a dining room with potential to convert into a third bedroom. Rear elevation timber framed double glazed window, framing pleasant rear garden aspect. Radiator and coving to ceiling with pendant light. Glazed timber framed door with glazed side panes to the lounge.

Lounge

5.62 x 3.53 max (18'5" x 11'7" max)

With double glazed patio door to the rear and side aspect timber framed double glazed window, both overlooking the rear garden. Open fire with brick surround, timber mantel and granite hearth. Two radiators. Coving to ceiling with two pendant lights.

Kitchen Diner

3.54 x 2.95 (11'7" x 9'8")

With a range of timber fronted base and wall units with marble effect worktop surfaces and tiled surround. Single drainer stainless steel sink unit. Slot in Beko oven and hob with extractor over. Radiator, telephone point and fluorescent strip light to ceiling. Front aspect PVC wood effect double glazed window overlooking the front garden and distant mountain views beyond. Glazed timber door to the Utility Room.

Utility Room

2.58 x 2.44 (8'6" x 8'0")

With wall unit, larder unit, work top and space beneath for a washing machine. Power and light. Internal door to the garage. PVC wood effect double glazed window and exit door to the rear garden.

Bedroom 1

3.55 x 3.53 (11'8" x 11'7")

With front aspect window framing distant views of the mountains. Radiator and pendant light.

Bedroom 2

3.91 x 2.97 (12'10" x 9'9")

With rear aspect window, radiator and pendant light.

Shower Room/WC

2.35 x 1.91 (7'9" x 6'3")

With a white suite comprising of a WC, pedestal wash hand basin with mixer tap and double shower cubicle with Mira Miniduo thermostatically controlled shower unit. Plastic panelled splashbacks. Radiator, two timber framed double glazed windows, electric shaver point and vinyl floor covering.

Outside

Gravelled parking area to the front providing ample off road parking and easy access to the attached garage and front entrance. Well maintained and landscaped lawned front garden with floral beds and well stocked shrubs. Gated enclosed private rear garden, mainly lawned with flagged patio, floral beds and variety of shrubs. Easy access to oil fired central heating boiler, oil tank and rear gate to convenient pathway.

Garage

5.13 x 2.46 (16'10" x 8'1")

With up and over door, power, light and water tap. Timber framed double glazed window to side elevation. Integral door to the Utility Room.

Services

Mains water, electricity and drainage. Oil fired central heating system with external combi boiler.

Tenure

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

Energy Performance Rating

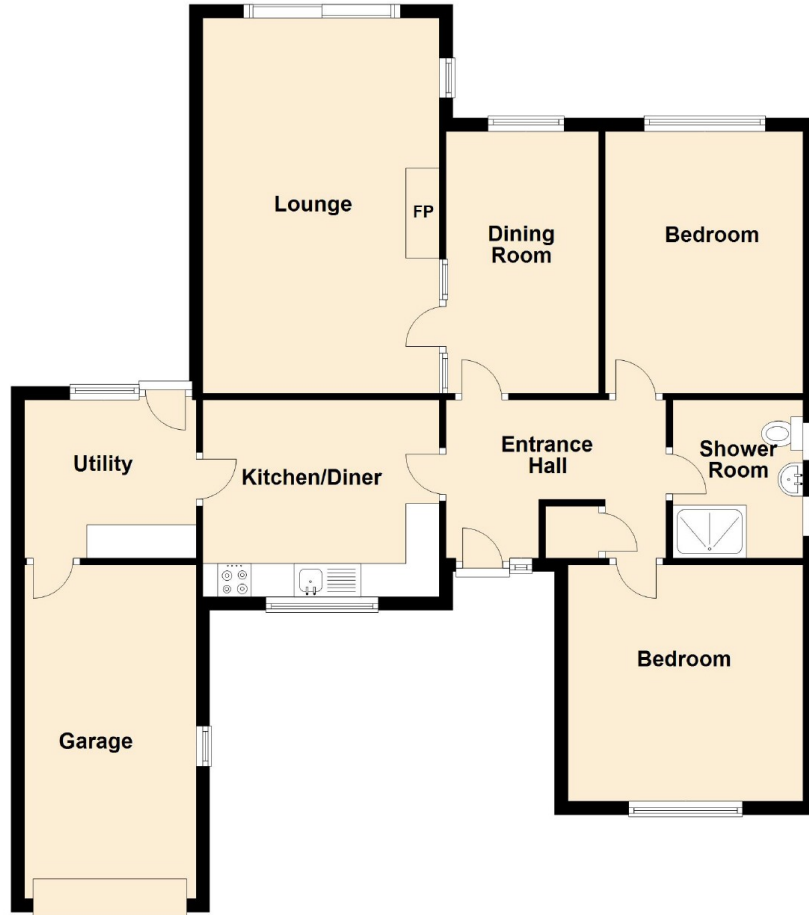
Band E.



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Ground Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



Total area: approx. 97.8 sq. metres (1052.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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