

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

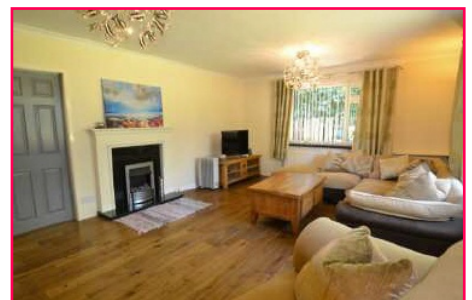


Crosswinds, Llanddona, LL58 8TW

£425,000

A spacious four bedroom detached bungalow situated within large private gardens of approximately half an acre, and located in a peaceful rural area on the edge of the village yet only a mile to Llanddona's renowned beach and two miles to the historic seaside town of Beaumaris, with its Castle, Pier and local amenities. The bungalow has been nicely upgraded and modernised, with scope to divide the accommodation to provide an annex if required, and benefits from oil central heating, double glazing and ample off road parking to include a detached garage.

The accommodation briefly comprises reception hallway, 20 foot lounge, open plan 26 foot kitchen/dining area, utility room, spacious sitting room, 4 bedrooms, main bathroom, 2nd shower room and rear sun room. Spacious and private gardens to the rear to include an orchard.



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.

Crosswinds, Llanddona, LL58 8TW

Entrance Vestibule

1.74 x 1.53 (5'9" x 5'0")

PVC double glazed entrance door with double glazed side panel. Laminated wood flooring, pendant light and timber framed glazed door with side panel to:

Hallway

3.85 x 1.82 (12'8" x 6'0")

Spacious L shaped hallway with continuation of laminated wood flooring. Radiator, mains smoke alarm, down lights and two pendant lights. Access hatch to roof space with 'Youngman' pull down ladder. Built-in storage cupboard with shelving and light. Built-in double cupboard housing 'Tempest Stainless' main pressure domestic hot water cylinder.

Lounge

6.05 x 4.23 (19'10" x 13'11")

Spacious double aspect room with contemporary fireplace housing electric fire with granite inset and hearth. Continuation of laminated wood floor covering. Two radiators, two wall light points and coving to ceiling with two pendant lights.

Kitchen/Dining Room

7.92 x 4.32 Max (26'0" x 14'2" Max)

A modern fitted kitchen having a range of white fronted wall and base storage units with brushed steel handles and granite effect work tops finished with mosaic tiled splash backs. Inset integrated appliances to include, dishwasher, fridge and freezer. Built-in microwave, double oven and ceramic hob with stainless steel/glass canopy extractor over. Continuation of laminated wood floor covering. Two radiators. Coving to ceiling with twenty two inset down lights and heat sensor. Rear aspect PVC double glazed window and sliding patio doors to the rear garden. Door to hallway and door to Utility Room.

Utility Room

4.33 Max x 1.35 (14'2" Max x 4'5")

Matching wall and base units with granite effect work top and mosaic tiled splash back. Stainless steel double sink with mixer tap. Plumbing for washing machine and dryer. PVC double glazed window to rear elevation. Extractor and four down lights to ceiling. Tiled flooring. Timber framed glazed double doors to cloaks area with floor standing 'Warmflow' oil fired central heating boiler. Side exit PVC double glazed door.

Bedroom 2

3.78 x 3.48 (12'5" x 11'5")

Front aspect PVC double glazed window. Built-in double wardrobe with shelving and clothes rail. Radiator and pendant light.

Bathroom

3.26 x 2.08 (10'8" x 6'10")

White three piece suite comprising: Button flush WC, corner bath with mixer tap, shower screen and Mira Advance thermostatically controlled shower over. Vanity wash hand basin storage unit with matching glass fronted units above. Fully tiled walls and laminated tile effect floor covering. PVC double glazed window to rear elevation. Extractor, radiator and six inset downlights.

Sitting Room

5.24 x 3.63 (17'2" x 11'11")

A spacious room with PVC double glazed window framing pleasant rear garden aspect. Continuation of laminated wood floor covering. Mains smoke alarm, two pendant lights and radiator.

Bedroom 3

3.57 x 3.62 (11'9" x 11'11")

PVC double glazed window to front elevation. Radiator and pendant light.

Bedroom 1

4.64 x 3.57 (15'3" x 11'9")

Double aspect spacious bedroom with two pendant lights and radiator.

Rear Inner Hall

1.86 x 1.52 (6'1" x 5'0")

Laminated wood flooring, mains smoke alarm and pendant light. Timber glazed door to the sun room, door to shower room and door to:

Bedroom 4

3.65 x 1.52 (12'0" x 5'0")

PVC double glazed window to side elevation. Continuation of laminated wood floor covering, radiator and pendant light.

Shower Room/WC

2.02 x 1.86 (6'8" x 6'1")

Suite comprising: Pedestal wash hand basin, button flush WC and corner shower cubicle with fold down seat and Mira Advance thermostatically controlled shower unit. Fully tiled walls and tile effect laminated floor covering. Radiator, shaver strip light, extractor and central ceiling light.

Sun Lounge

4.22 x 1.77 (13'10" x 5'10")

To the rear of the property with PVC double glazed windows and exit door. Laminated wood flooring, radiator and two wall light points.

Outside

A feature of Crosswinds are the spacious grounds found mostly to the rear. Timber gates provides access to a good size brick block paved driveway providing ample off road parking. The front garden is laid to lawn with mature plants, trees and borders with stone wall boundaries. To the left of the property is a further timber gate which allows vehicular access to the garage. To the rear of the property is a large flagged patio area enjoying excellent privacy which steps down to the lawned garden which in turn leads down to the former orchard and vegetable garden.

Tenure

Understood to be Freehold and to be confirmed by the vendors solicitor.

Services

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

Council Tax

Band F.

Energy Performance Rating

Band D.

Directions

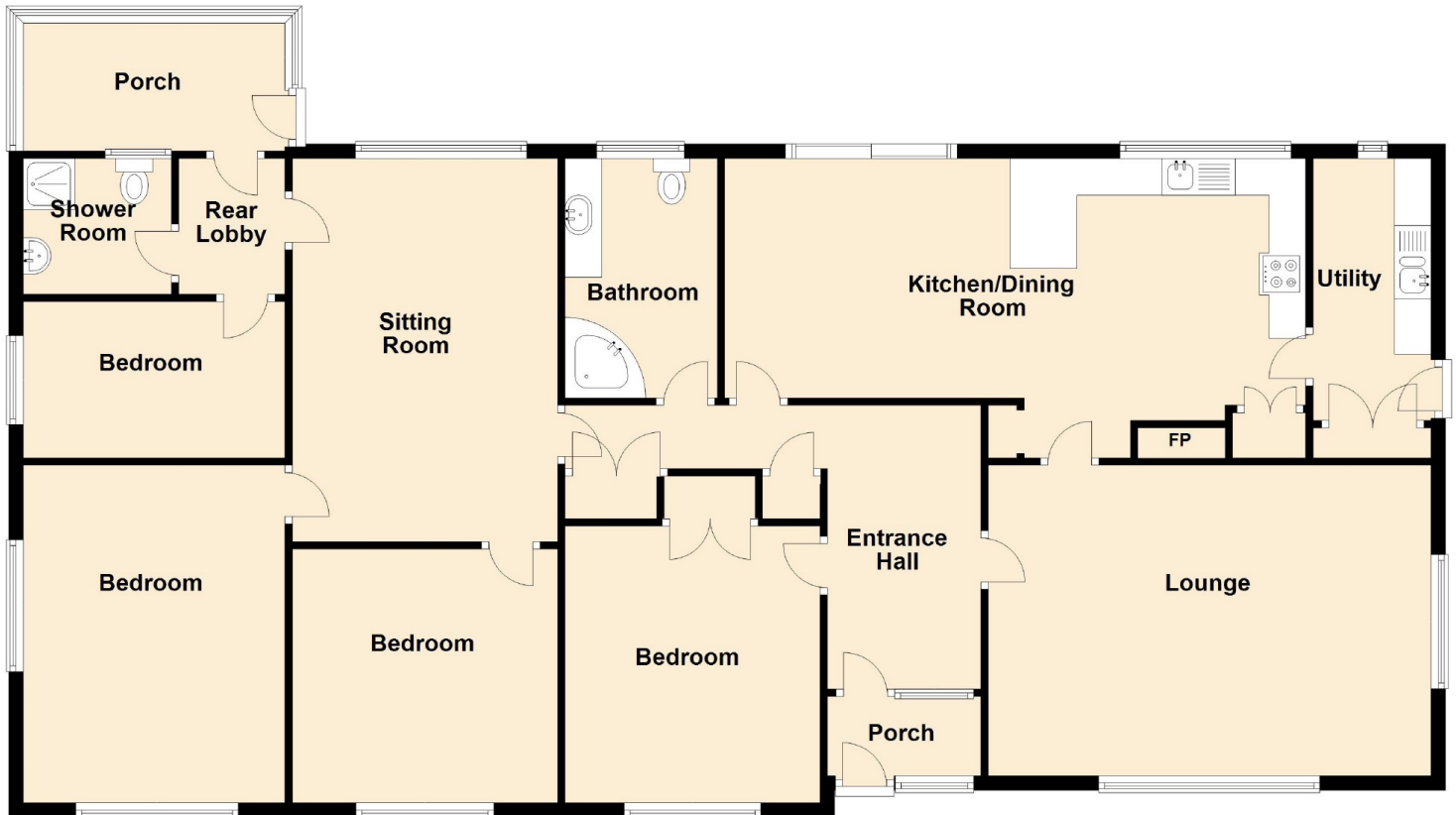
Travelling from Beaumaris to Llanddona, upon entering the 30mph zone in Llanddona Crosswinds will be the first property set back on the left hand side before the junction to Wern Y Wylan.



Crosswinds, Llanddona, LL58 8TW

Ground Floor

Approx. 172.3 sq. metres (1854.5 sq. feet)



Total area: approx. 172.3 sq. metres (1854.5 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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

