



3 Llys y Rhos Rhostrehwfa, Llangefni, LL77 7GE
Guide Price £315,000

A detached 3 bedroom bungalow situated on a small sought after private residential estate of similar dwellings. The property benefits oil fired central heating, double glazing and occupies a good size corner plot.

FOR THE SALE BY PRIVATE TREATY

Joint Agents Landeg Land Management

GENERAL REMARKS

DIRECTIONS

Travelling from the mainland along the A55 exit at Junction 6, at the roundabout take the 3rd exit for Llanegfni. At the next roundabout take the first exit for Rhostrehwfa. Then the first right for Rhostrehwfa and first right into Llys y Rhos Estate where the property will be the 3rd bungalow on the left.



DESCRIPTION & SITUATION

The property is situated within the village of Rhostrehwfa which is convenient for the Market Town of Llangefni and within approximately 1 mile of Junction 6 of the A55 North Wales Expressway. The village also benefits a good local bus service and the popular Tafarn y Rhos Public House.

The bungalow was built in the 1990's and is in need of some upgrading.



ACCOMMODATION

Covered open porch with upvc door to :-

'L' SHAPED RECEPTION HALL

Radiator, telephone point and doors to :-

LOUNGE

18'0" x 13'10" (5.51m x 4.22m)

Marble and timber fireplace, upvc french doors to front and window to side, radiator.



KITCHEN/DINING ROOM

23'1" x 9'8" (7.05m x 2.96m)

Range of kitchen units comprising single drainer stainless steel sink unit, floor and wall units together with a peninsula bar, built-in Siemens electric cooker with Philips electric hob and hood over, radiator, door to :-

UTILITY ROOM

11'5" x 9'10" (3.49m x 3.00m)

Single drainer sink unit, floor standing warmflow oil fired combination central heating boiler. Radiator, window to rear and side door to rear garden.

STORE ROOM

10'10" (max) x 9'10" (3.32m (max) x 3.00m)

(NB This room and part of the utility originally formed the garage). Window to side, radiator.

BEDROOM ONE

12'0" x 10'9" (3.68m x 3.29m)

Built-in bank of wardrobes, 2 bedside draw units, dressing table, window to front, radiator.

BEDROOM TWO

11'10" x 8'5" (3.62m x 2.58m)

Window to rear, radiator

BEDROOM THREE

9'5" x 7'4" (2.88m x 2.26m)

Window to rear, radiator

BATHROOM/WC

11'6" x 5'6" (3.52m x 1.69m)

Bathroom units comprising corner bath, pedestal wash hand basin, bidet, low flush wc, shower cubicle with Mira Sport 8 electric shower, built-in linen cupboard, radiator, window to rear.

OUTSIDE

Tarmacadam drive with parking for 2 vehicles, lawned garden with shrubs. Good size rear garden with patio area, lawned areas and shrubs, oil tank.



SERVICES

We are given to understand that Mains Electricity, Mains Waters and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become

effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

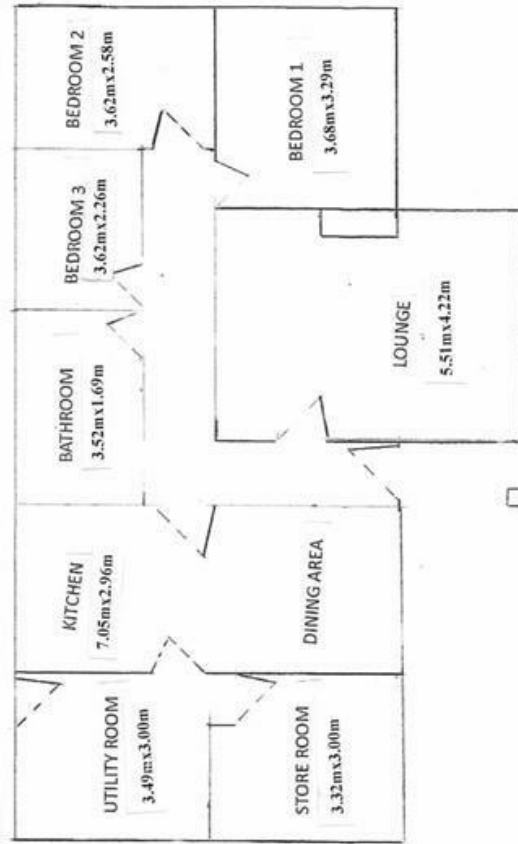
SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

JOINT AGENTS

Landeg Land Management
Tel No 07880032675

**3 LLYS Y RHOS
RHOSTREHWFA
LLANGFNI**



FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

