



Carnegie Estate Agents

Lon Capel, Dwyran, LL61 6AU



Carnegie

Dwyran is a quiet, sought after village situated on the southern tip of Anglesey and approximately 6 miles from the Britannia and Menai bridges. The beautiful sandy beaches of Newborough and historic Llanddwyn Island are just a short drive away. Bangor with its larger shops, station and hospital is 9 miles distant while there is a doctors surgery and dispensary in Dwyran village itself. A public bus service runs to Bangor and Llangefni and there are school buses to Newborough primary and Menai Bridge secondary schools.

Borthwen is a beautifully well presented detached 2/3 bedroom bungalow set within a large plot with a mature garden, greenhouse and garden shed. It is extremely economical to run with an air source heat pump and a large array of solar panels and two storage batteries

£405,000



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Entrance Hall

4'7" x 13'1"

With laminate wood effect flooring which continues through much of the property and with access to the fully boarded loft space running the length of the bungalow, has 2 velux windows, electric lights and power socket, offering excellent opportunities for conversion.

Kitchen

12'10" x 9'4"

A modern kitchen recently fitted with ample storage and a single raised Bosch electric oven and grill, Neff induction hob with vented extractor hood over, integrated Bosch dishwasher and a Bosch tall fridge freezer. Good worktop space and splashbacks along with Amtico flooring complete the modern look of this delightfully light kitchen with a large window, with roller blind, overlooking the rear garden and open countryside beyond. The kitchen is open to

Breakfast room

11'2" x 9'4"

This room has quarry tiled flooring, a built-in larder cupboard and other fitted cupboards and worktop. A window, with roller blind, to the side and a door leading to

The small rear hall with a window, has plumbing for a washing machine and a cupboard housing the tank etc for the hot water and heating from the air source heat pump. This small area opens to the

Conservatory

11'3" x 11'0" max

With lovely views of the rear garden and countryside beyond this is the perfect place for dining or just sitting if too cool to be outside. The roof of the conservatory has been insulated and lined to keep it cooler in summer

and warmer in winter. Fully tiled flooring and fitted blinds along with an electric radiator make this a very versatile garden room. Double doors lead to the garden and there is also a door to a small utility area with basin and cupboards, a WC and a fitted shelf unit and two windows

Dining room

14'7" x 12'5"

A versatile room with window to front and modern glazed bifold doors which when closed can be used as a 3rd bedroom or separate dining room and when folded right back makes a large entertaining space, opening to

Sitting room

12'9" x 12'1"

Window overlooking the rear garden and views over open countryside. Wood burner and fitted shelves and cupboards. Glazed door to hallway.

Bedroom 1

15'3" x 12'5"

A lovely large, light bedroom that catches the morning sun overlooking the front garden. The window has a blind and there is a large built-in wardrobe with mirror doors.

Bedroom 2

11'10" x 10'5"

Accessed from the entrance hall, this room has a large built-in wardrobe and a window, with blind, overlooking the front garden, catching the morning sun.

Bathroom

8'6" x 7'1"

Fully tiled floor and walls, WC, fitted bath with monobloc tap and shower attachment. Separate shower cubicle lined with showerwall. Recently fitted cupboards and basin with mirror with integrated light above.

Electric underfloor heating, a small radiator and a separate electric towel ladder. The window to the rear has obscured glass and a roller blind..

Integral Garage

17'8" x 11'8"

Electric roller door at the front and a personnel door at the rear, the garage also has a window at the rear, a work bench and electricity supply, and also houses the electricity meter and the batteries for storage from the solar panels.

Garden

The large garden which is extremely private, incorporates lawns, a productive vegetable area with raised beds and also a fruit garden with bramley apple tree, greengage, pear tree, black and red currant bushes, rhubarb and autumn raspberry canes. A wildlife pond and numerous shrubs, trees and flower borders completes. The garden is child and dog proof as fences and gates prohibit open access to the front of the plot

Services

Mains water and drainage and mains electricity. Stiebel Eltron WPL 17 Classic Air Source heat pump, 18 solar panels and two 2.4kWh storage batteries.

Utilities are as follows:

Electricity Octopus

Water Welsh Water

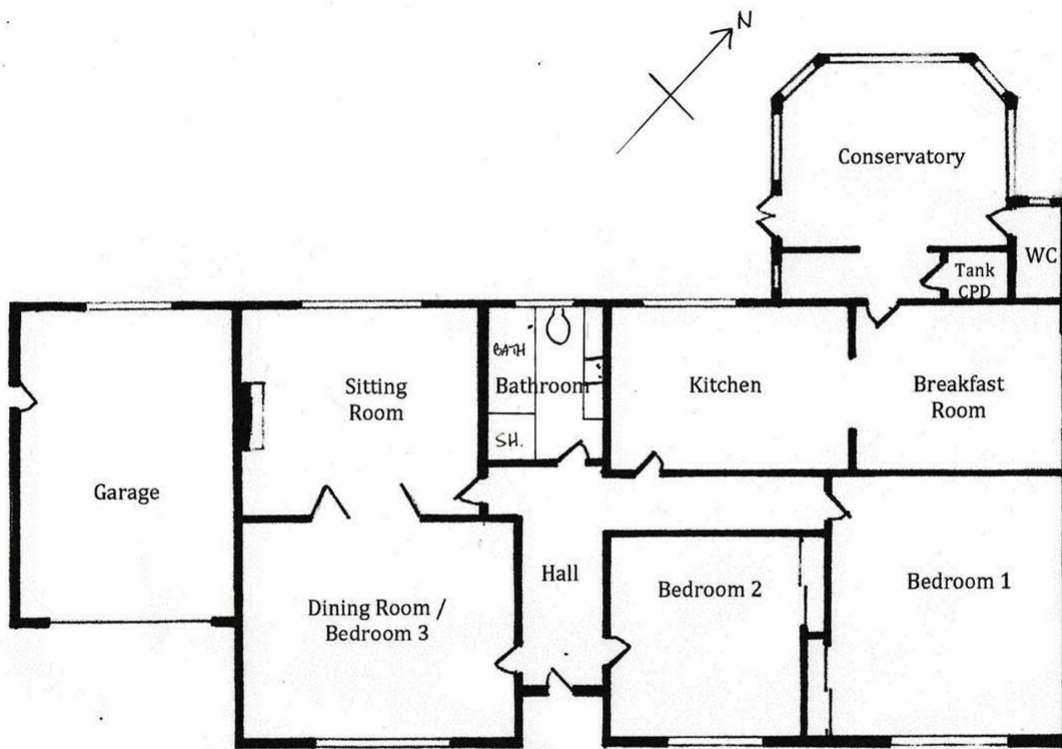
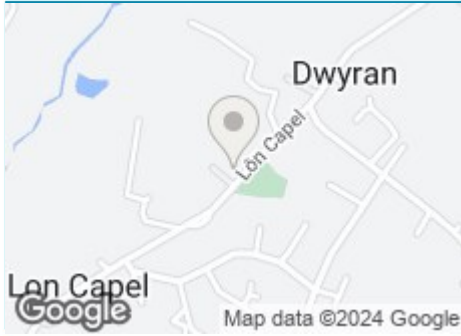
Heating Octopus

Broadband EE
Sewage Anglesey Council

Rights and restrictions:
Private right of way None
Public right of way None
Listed No
Restrictions None

Risks:
Flooded in last 5 years No





This floorplan is an approximate estimation of size/layout and should not be relied upon for accurate measurements. Prospective purchasers are advised to check all measurements prior to purchase themselves or via survey.



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Energy Efficiency Rating	
Current	Potential
88	100
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	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.