



29 Cilfach y Graig, Parc Y Coed, Llangefni, Isle Of Anglesey, LL77 7AG



**Price: £229,950**

- Pretty Detached Virtually New Bungalow
- Low Maintenance Energy Efficient ( B Rating)
- Tasteful Bright and Well Presented Interiors
- Open Plan Lounge/Diner Patio double doors
- Double Drive and ample parking – No Chain
- Contemporary Fitted Kitchen appliances
- 2 Good bedrooms with box bays
- Super Bathroom, useful store cupboard
- Gas CH UPVC Double Glazing
- Lovely gardens, greenhouse and shed







### Directions

From the town centre follow the road towards Menai Bridge. After Home Bargain turn right towards Talwrn ( B5109) Follow to the roundabout ( with Primary School) take first exit off into Parc y Coed. Take next left and follow into the cul de sac and no 29 will be facing you.

### Accommodation

Composite double glazed entrance door to

**Entrance Hallway** 16' 9" x 3' 11" (5.1m x 1.2m)

Laminate floor, walk in store cupboard, loft access, radiator.

### Open Plan Lounge/Diner through to Kitchen

**Lounge/Diner** 16' 9" x 13' 5" (5.1m x 4.1m) reducing to 2.9

Having oodles of light from the double patio doors and side panels to patio and garden, radiator, laminate floor finish open to

**Stylish Kitchen** 10' 6" x 9' 9" (3.2m x 2.96m)

Having a contemporary style with a wide range of fitted base and wall units with stone effect worktops with upstands and inset ceramic large sink with mixer taps. Integral appliances include dishwasher and fridge/freezer, Built in oven and gas hob with stainless steel splash back and concealed cooker hood. Housing for washing machine, cupboard housing combi/condensing gas boiler. Laminate floor, radiator, double glazed window and door, downlighters.





**Bedroom 1** 10' 6" x 9' 6" (3.2m x 2.9m) inc to 3.9  
Deep Bay with double glazed windows, radiator.

**Bedroom 2** 10' 6" x 9' 6" (3.2m x 2.9m) inc to 3.9  
Deep bay with double glazed windows, radiator.

**Bathroom** 5' 10" x 5' 7" (1.78m x 1.7m)  
White suite comprising paneled bath with side glass screen and in bath mains fed shower with rainfall head and tiled walls. Close coupled w.c., wash basin, chrome heated towel rail/radiator, tiled floor, extractor, downlighters, double glazed window, bathroom cabinet.

### Exterior

Brick paved double width drive and parking area to front with garden to grass and shrubs, side gated paved paths. To the rear is a lovely enclosed/fenced garden mainly to grass with paved patio area and paths, side stoned storage area, greenhouse, garden shed, raised planters, cold water tap and light point.

**Warranty - Balance ( BUILT 2021) 10 year LABC Warranty**

**Facilities - Mains Gas Central Heating and UPVC Double Glazing**

**Services - Mains water gas electric and drainage**

### Tenure Freehold

An annual estate maintenance/ service charge applies - currently £200 pa

**Council Tax Band C    Energy Performance Rating B**

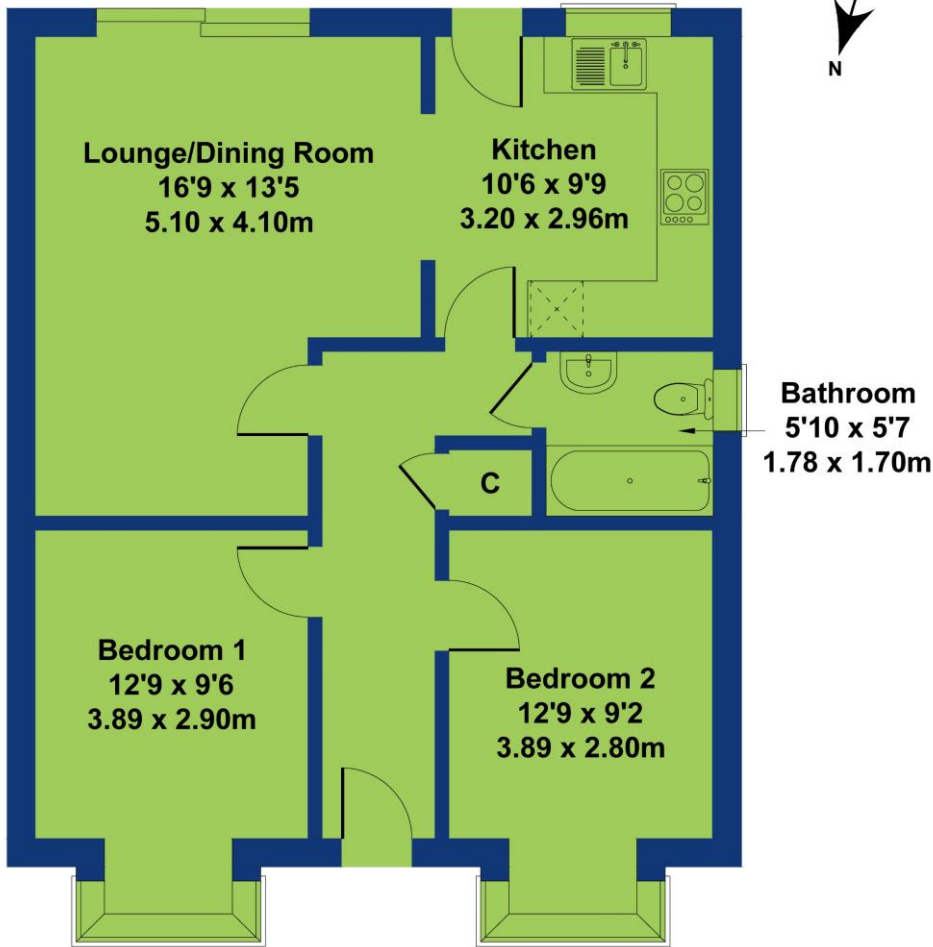
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# 29 Cilfach y Craig

Approximate Gross Internal Area  
678 sq ft - 64 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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