



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



Price: £225,000

- 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



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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

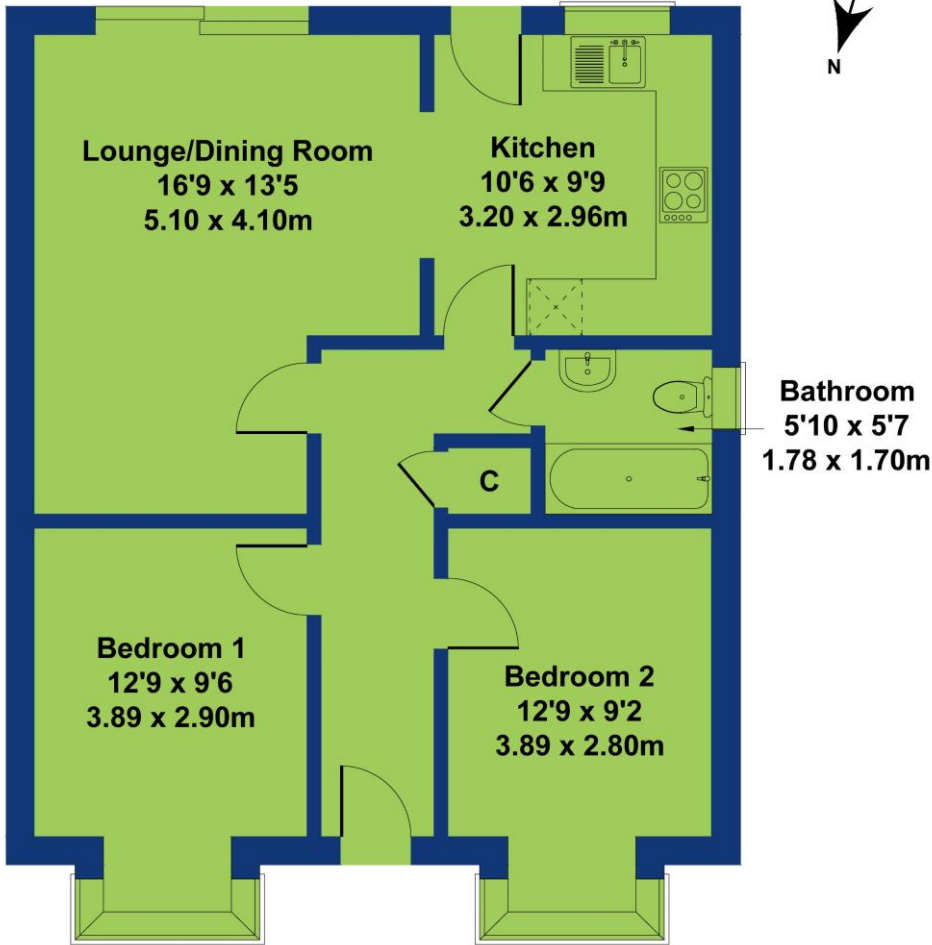
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29 Cilfach y Craig

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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