



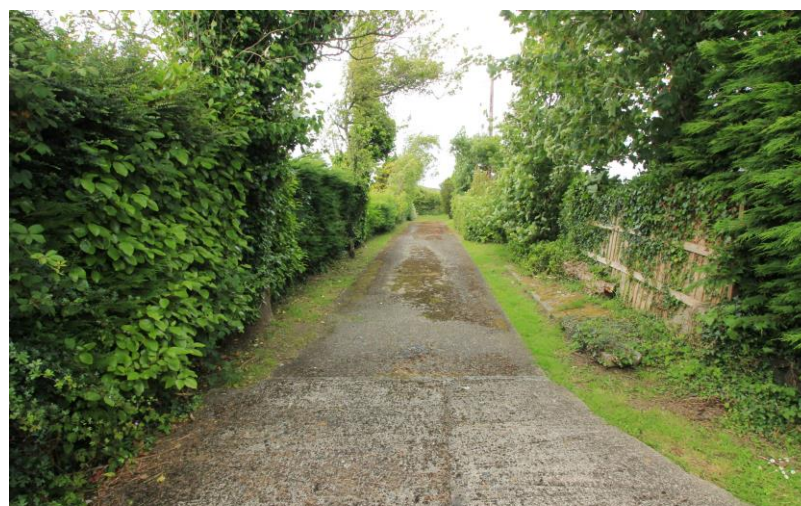
Dolydd , Penysarn, Isle Of Anglesey, LL69 9YY



**Price: £260,000**

- Generous individual Detached Bungalow
- Large plot with separate long rear drive
- Great Potential - Requires Refurbishment
- Possible conversion of loft or integral garage
- Part Upvc Double Glazing

- Please semi rural aspect off the A5025
- Large Lounge, Spacious kitchen/diner
- Porch/cloaks, 3 bedrooms, attic room
- Bathroom, long garage and attic room
- Solid Fuel Central Heating, EPC F



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### **Accommodation**

Upvc double glazed door and panel to

### **Vestibule**

ornate tiled floor, timber door and side panel to

### **Entrance Hall** 13' 9" x 4' 3" (4.2m x 1.3m)

Retractable ladder and loft hatch to attic room, built in cupboard, radiator.

### **Lounge** 20' 0" x 11' 10" (6.1m x 3.6m)

Double glazed window, tiled fireplace and lpg gas fire, radiator, feature glazed panel wall to kitchen

### **Kitchen/Diner** 14' 5" x 13' 5" (4.4m x 4.1m)

Base and wall units with working surfaces and sink unit, hob, double oven, Space for fridge and washing machine, solid fuel fire with back boiler for heating and hot water ( not operating) built in airing cupboard and hot water cylinder, rear timber window and secondary glazing. door to

### **Rear Porch** 4' 11" x 3' 11" (1.5m x 1.2m)

exterior door, quarry tiled floor

### **Cloakroom** 4' 11" x 2' 4" (1.5m x 0.7m)

toilet and side window



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exterior door, quarry tiled floor

**Cloakroom** 4' 11" x 2' 4" (1.5m x 0.7m)  
toilet and side window

**Bedroom 1** 11' 10" x 9' 6" (3.6m x 2.9m)  
Upvc double glazed window, radiator.

**Bedroom 2** 9' 10" x 9' 10" (3.0m x 3.0m)  
Timber window and secondary glazing, radiator, built in wardrobe

**Bedroom 3** 9' 10" x 9' 10" (3.0m x 3.0m)  
Timber window and secondary glazing, radiator, built in wardrobe

**Bathroom** 8' 2" x 5' 7" (2.5m x 1.7m)  
Coloured suite with panelled bath, wash basin, w.c., timber window, radiator, shaver point, built in cupboard.

**Attic Room** 16' 5" x 11' 10" (5.0m x 3.6m)  
Access via retractable ladder from hall, side window, access to under eaves.

### Exterior

Front pedestrian gate leads to a lovely private front garden to grass shrubs and bushes with small pond. Side access path, Side garden area with 2 fuel bunkers. Rear garden is a good size with a private rural aspect mainly to grass with shrubs and bushes and parking area. There are several dilapidated timber sheds. Long rear concrete drive with grass strip leads to side road for access and allowing ample room for several vehicles boats etc

**Long Single Garage** 26' 11" x 9' 6" (8.2m x 2.9m)  
Up and over door, window, power and consumer unit, taps, ladder staircase to ATTIC ROOM ( 3.9m X 2.9m) side window

**Facilities - Solid Fuel heating ( requires replacement) part UPVC double glazing**

**Construction - Traditional build with cedar shingle roof covering**

**Services - Mains water electricity and septic tank drainage**

**Council Tax Band F - Energy Performance Rating F**

**Tenure - Assumed Freehold ( requires first registration -probate sale)**

### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale





Ground Floor

