

22 Stad Castellor, Cemaes Bay, Isle Of Anglesey, LL67 ONP

Price: £275,000

- Generous Attractive Detached Bungalow
- Good sized gardens and patio
- Harbour seaside village/sandy beaches
- Spacious Lounge log burner & Dining area
- Refitted Lovely Bathroom



- Kitchen, side conservatory, 3 bedrooms
- Oil Fired Central Heating
- Ample parking and attached garage
- Upvc Double Glazing
- Cavity Wall Insulation EPC D



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Accommodation

Double glazed door to Hall 5' 7'' x 2' 11'' (1.7m x 0.9m) Tiled floor Cloakroom 5' 7'' x 2' 7'' (1.7m x 0.8m) Close coupled w.c., wash basin, radiator, double glazed porthole window, tiled floor

L- Shaped Lounge and Dining room 20' 4" x 11' 6" (6.2m x 3.5m)

LoungeArea Feature timber fireplace surround and log burner, 2 double glazed windows and partial sea views, radiator. Open to **Dining Area** 11' 6'' x 9' 6'' (3.5m x 2.9m) Side double glazed window, radiator.

Kitchen 9' 10" x 9' 10" (3.0m x 3.0m)

Range of fitted base and wall units with working surfaces and inset sink unit with part tiled surrounds, provision for slot in cooker (cooker hood), fridge and dishwasher, double glazed window and door to conservatory.

Conservatory 16' 1" x 8' 6" (4.9m x 2.6m)

Having double glazed double doors to rear garden, working surface and housing below for appliances washing machine, door to garage





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Inner Hall loft access

Bedroom 1 11' 6'' x 10' 6'' (3.5m x 3.2m) Double glazed window, radiator

Bedroom 2 10' 10'' x 8' 2'' (3.3m x 2.5m) Double glazed window, radiator

Bedroom 3 8' 10'' x 8' 2'' (2.7m x 2.5m) Double glazed window, radiator, recess with oil central heating boiler

Exterior

Front - Ample parking space with room for several vehicles or caravan/boat space, cold water tap, Raised bed shrubs and bushes, garden to grass extends to side to rear, Side access paths. Rear -Good sized enclosed gardens mainly grass with trees, shrubs bushes and hedging garden shed, patio area, oil storage tank.

Facilities -Oil Fired Central Heating, UPVC Double Glazing, Cavity Wall Insulation

Services Mains Water Electricity and Drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating D

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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





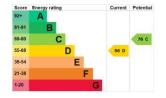


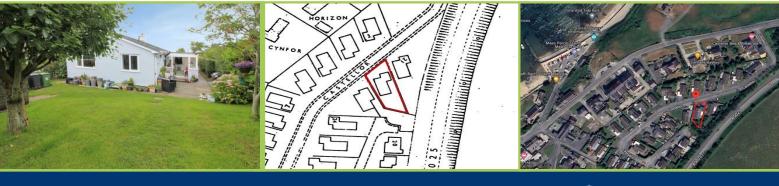




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