



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





Local Harbour & Beach

### 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



## 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

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