



Trysor, 2 Gongl Y Rhedyn Estate, Cemaes Bay,
Isle Of Anglesey, LL67 0HY



Price: £249,950

- Impressive refurbished Detached Bungalow
- Tasteful and contemporary interiors
- Pretty seaside and harbour village
- Lovely outlook and set in small cul de sac
- Landscaped low maintenance gardens
- Attractive Lounge log burner/patio door
- Well fitted modern Kitchen
- 2 Bedrooms, Refitted shower room
- drive/ garage/tool shed/open store
- New electric heating Upvc Double Glazing





Nearby Harbour

Accommodation

UPVC double glazed entrance door and side panels to

Entrance Hallway 14' 9" x 5' 3" (4.5m x 1.6m)

Having part tiled floor and part timber floor finish with electric panel heater, loft access, cloaks storage cupboard, Airing cupboard housing hot water cylinder.

Super Lounge 16' 9" x 11' 10" (5.1m x 3.6m)

Tastefully decorated and having a fireplace recess with timber beam and cast iron room heater/log burner, double glazed double patio doors and side windows take advantage of the outlook and allow ample light, oak finished floor, electric panel heater.

Contemporary Kitchen 11' 10" x 7' 10" (3.6m x 2.4m)

Recently extensively refitted with a modern clean style with a good range of base and wall units including glass display cupboard and extensive marble effect working surfaces with inset twin sink/bowl unit and integral oven/hob and cooker canopy, tiled splash backs, plumbing for washing machine, downlighters, double glazed window and door.

Front Bedroom 1 10' 6" x 9' 10" (3.2m x 3.0m)

Double glazed window and view, electric panel heater



Rear Bedroom 2 10' 6" x 9' 10" (3.2m x 3.0m)

Double glazed window and electric panel heater.

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Recently refitted stylish white suite with paneled bath and in bath electric shower and side glass screen, marble effect paneled wall and side panels, vanity wash basin, close coupled w.c., tiled floor, black heated ladder style electric towel rail/heater, extractor fan, downlighters, double glazed window.

Exterior

Front sloped drive/parking leads to garage, side ramped access paths /gates, steps to front door and seating area, low maintenance landscaped garden with stoned area and wide range of shrubs and bushes. Rear enclosed private and landscaped garden with paths, paved patio area, stoned area, garden to grass, well planted with shrubs and bushes, cold water tap, part canopied porch area, open store, tool shed.

Garage 18' 1" x 8' 2" (5.5m x 2.5m)

Replaced black up and over door, side upvc door and double glazed window.

Facilities - New efficient and controlled electric Panel Heaters, UPVC Double Glazing

The roof has been re-tiled, flat roof replaced and chimney re-rendered in 2023 – New internal timber replacement doors.

Services Mains water electricity and drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating E

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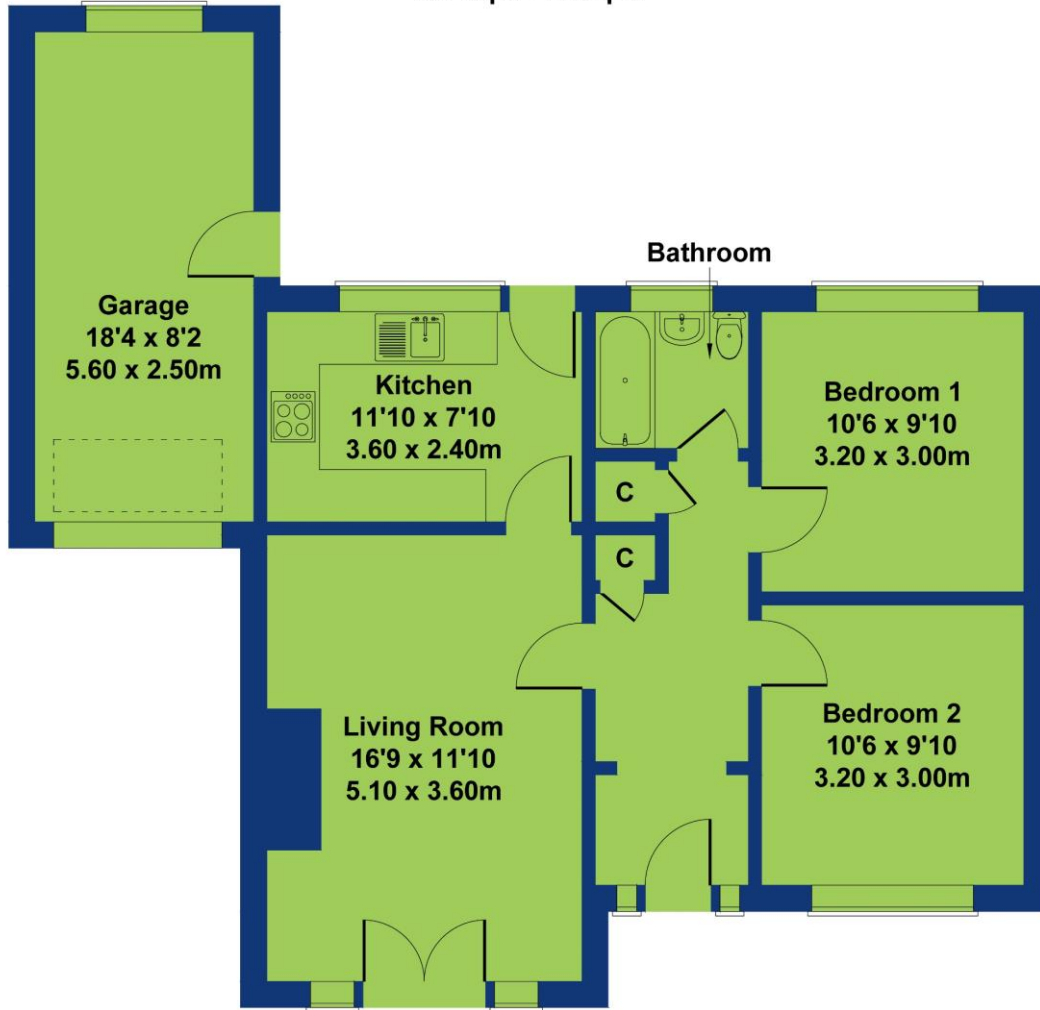
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Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale



Trysor 2 Gongl Rhedyn Cemaes Bay

Approximate Gross Internal Area
807 sq ft - 75 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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