

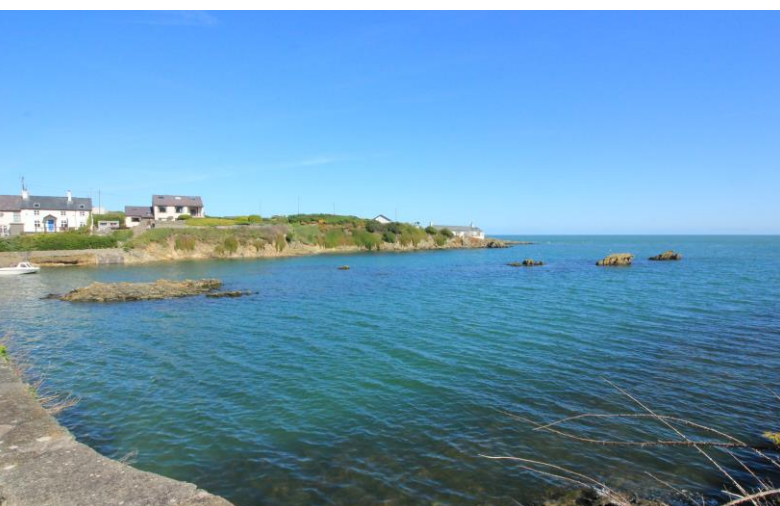


32 Glan Y Don Parc, Bull Bay, Amlwch,  
Anglesey, LL68 9TE



**Price: £270,000**

- Enjoying a lovely view over Bull Bay
- Modern 3 Bedroom Detached Bungalow
- Having been much improved and refurbished
- Elevated Coastal Estate Limited Sea Views
- 2 Useful sheds, Front/rear gardens, patio
- Close to Pretty Cove and Coastline
- Porch; Lounge/Diner; refitted Kitchen
- Refitted shower room; Separate W.C.
- Garage; Drive, Patio doors off Bedroom 2
- Mains Gas CH, UPVC Double Glazing, EPC C



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### Directions

Follow the A5025 and proceed to Bull Bay. Just after passing the Trecastell Hotel on the left hand side take the next left hand turning. Continue up the hill and the property can be found on the left hand side.

### Accommodation

Double Glazed door to Porch.

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

Tiled floor; double glazed door to Lounge/Diner.

**Lounge/Diner** 22' 8" x 11' 6" (6.9m x 3.5m)

Full height double glazed picture window and further large double glazed front window with views to sea (restricted) ; 3 radiators.

**Inner Hall** 13' 5" x 2' 7" (4.1m x 0.8m inc. to 1.1)

Built in cupboard ; built in cupboard housing gas central heating boiler; built in open cupboard; loft access.

**Kitchen** 9' 2" x 6' 7" (2.8m x 2m)

Redesigned with a good range of contemporary base and wall units with Stainless steel single drainer sink unit and worktops; part tiled walls; built in oven and hob; plumbing for washing machine; side double glazed window and door.

**Rear Bedroom 1** 13' 9" x 8' 10" (4.2m x 2.7m)

double glazed window; radiator.





**Rear Bedroom 2** 9' 10" x 8' 2" (3.0m x 2.5m)

Double glazed patio doors to rear patio and garden; radiator.

**Side Bedroom 3** 8' 10" x 5' 7" (2.7m x 1.7m inc. to 2.7m)

Double glazed window; radiator.

**Refurbished Shower room** 5' 7" x 4' 11" (1.7m x 1.5m)

Glass screen shower enclosure and drying area with mains fed shower and plastic clad walls ; pedestal wash hand basin; part tiled walls; heated towel rail/radiator, double glazed window.

**Separate Toilet** 5' 7" x 2' 2" (1.7m x 0.68m)

Close coupled low level W.C.; double glazed window.

**Exterior**

**Front**

Sloped concrete drive and parking area; garden to grass and shrubs.

**Single Garage** 16' 1" x 8' 6" (4.9m x 2.6m)

Up and over door. Rear Window. Side access path.

**Rear**

concrete paths and patio area sloped rear garden to grass and natural rock outcrops; various shrubs and bushes with steps leading up to an elevated patio area with sea views, further patio area to side/rear; garden extends to rear of garage; Metal storage shed( 6' x 4') Concrete section workshed 2019 ( 12' x 6') with power light, metal doors and upvc window.

**Tenure**

Freehold

**Services**

Mains Water, Electricity, Gas and Drainage.

**Facilities**

Mains Gas Central Heating and replacement UPVC Double Glazing - Re-covered roof 2017

**Council Tax Band D Energy Performance Rating C**

**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

All measurements are approximate and for display purposes only

