



14 Cae Derwydd, Cemaes Bay, Isle Of Anglesey, LL67 0LP



Price: £425,000

- Impressive 4 Bedroom Detached Coastal Residence
- Imaginatively Extended - Sun Room and Bedroom 3
- Lounge, Dining room, Fitted Kitchen/utility area
- G/F Family Bathroom and Bedroom 4
- Pretty Harbour and Seaside Village. EPC D

- 2 F/F Bedrooms and Shower room
- Long Attached Garage and Ample Parking
- Large Rear Raised Decking - Sea/Rural Views
- Oil Central Heating, UPVC Double Glazing
- Well Presented and No Ongoing Chain



monproperties.co.uk



Cemaes Bay

Accommodation - Ground Floor

Double glazed door and side panel

Reception Hall 15' 9" x 7' 10" (4.8m x 2.4m) reducing to 1.7m
Spindled staircase to first floor, radiator

Lounge 18' 1" x 11' 6" (5.5m x 3.5m) max into bay reducing to 4.8m

Deep box bay with double glazed windows, side double glazed window, raised feature of inset pebble effect gas fire (not currently working) and marble surround, radiator, downlighters, double doors to

Dining Room 11' 6" x 10' 2" (3.5m x 3.1m)

With double glazed patio doors to rear decking and having rural sea views, radiator, downlighters, steps and wide opening to

Sun Lounge 13' 1" x 12' 10" (4.0m x 3.9m)

A stunning room with its high vaulted ceiling and feature full height picture windows and glazing all around and patio doors leading to the decking and taking full advantage of the sea and rural views - downlighters, radiator and staircase leading to the lower ground floor newer bedroom 4

Lower Ground Bedroom 3 13' 5" x 12' 10" (4.1m x 3.9m)

2 double glazed windows and garden/rural/sea view, downlighters, radiator



Fitted Kitchen and Utility area 17' 3" x 9' 6" (5.27m x 2.9m) reducing to 2.2m

Well fitted out with a comprehensive range of base and wall units with marble effect working surfaces and tiled surrounds. Inset sink unit, integral oven hob and cooker hood, provision for dishwasher + washing machine+ tumble dryer and ample space for large fridge. Double glazed window and views with double glazed door to raised decking. 2 radiators, tiled floor, downlighters extractor

Family Bathroom 7' 2" x 6' 3" (2.19m x 1.9m)

Having a shaped bath with mixer taps and mains fed shower/side curved screen, close coupled w.c. wash basin, part tiled walls, tiled floor, light/shaver point downlighters, chrome heated towel rail, extractor

Bedroom 4 11' 6" x 6' 11" (3.5m x 2.1m)

Double glazed window, radiator

First Floor Landing

double glazed roof light, downlighter, loft access.

Bedroom 1 15' 1" x 11' 10" (4.6m x 3.6m) into bay

Deep dormer window and side double glazed window, radiator, access to under eaves storage

Bedroom 2 15' 1" x 9' 10" (4.6m x 3.0m) max into bay

Deep dormer double glazed window and side double glazed window, radiator, access to under eaves storage

Shower Room 6' 3" x 5' 7" (1.9m x 1.7m)

Shower cubicle and mains fed shower, wash basin, corner close coupled w.c., electric shaver/light point, part tiled walls and tiled floor, double glazed window, chrome heated towel rail, extractor.

Exterior

Front Brick paving drive and ample parking spaces, ramped flagged path and side steps to front door, garden to grass with shrubs/palm trees, side gate and flagged path to rear with tap. Rear garden is well enclosed and fenced with gardens to grass and steps lead up to the 3 tiered raised large decking arear with balustrades and mood lights (to be connected)with excellent rural and sea views. under decking storage, timber gazebo.

Long Garage 21' 4" x 9' 2" (6.5m x 2.8m)

Up and over door, power and light, lpg gas boiler, side double glazed window and rear door

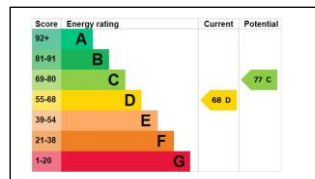
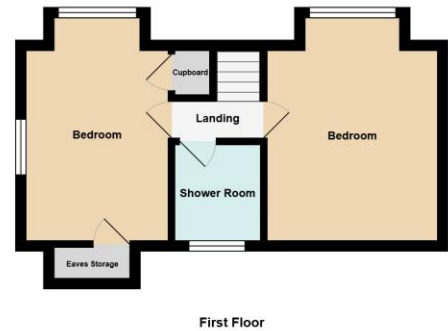
Facilities - Oil central heating (underground tank) UPVC Double glazing

Services - Mains water electricity and drainage

Council Tax Band E - Energy Performance Rating D

Tenure - Freehold





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

