



Gorwel, Pen Y Cefn, Amlwch, Isle Of Anglesey,
LL68 9DF



Price: Was £349,950 Now £335,000

- Impressive Character Generous Detached Bungalow
- Many Recent Improvements and Quality Features
- Refitted Quality Kitchen/Breakfast Room + Appliances
- Super refurbished Shower Room, Extensive Parking
- 16 Solar Panels/Battery, No Ongoing Chain
- Lounge/Diner with log burner, Conservatory
- 2nd Reception Room or Bedroom 3
- Utility, cloaks, 2 Large Bedrooms
- Under Floor Store Area Large 6m x 5m Garage
- Mains Gas CH, UPVC Double Glazing, EPC C



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Accommodation

uPVC Double Glazed door to

Hall and Inner Hall 19' 8" x 7' 10" (6m x 2.4m) reducing to 1.0 m
3 double glazed windows, radiator.

Open Plan L Shaped Lounge and Dining Room 20' 0" x 13' 9"
(6.09m x 4.2m) reducing to 3.7
Having a focal point of a fireplace recess with log burner and side
shelves/cupboard, sliding patio doors to conservatory, 2 double
glazed windows, timber floor finish, 2 radiators

Conservatory 12' 1" x 8' 2" (3.68m x 2.5m)
Overlooking the rear garden with external double doors, wood
floor finish.

Reception Room 2 /Bedroom 3 13' 9" x 11' 6" (4.2m x 3.5m)
Off the lounge. 3 Double glazed window, recess and timber
surround, radiator, timber laminate floor.

Fitted Kitchen/Breakfast Room 14' 0" x 11' 6" (4.27m x 3.5m)
Impressively refurbished with a wealth of contemporary style fitted
base, wall, glass display and upright units with a French resin
marble effect solid worktops, drainer and breakfast bar with inset
sink unit also including a bank of units with provision for a slot in
large fridge freezer, integral dishwasher, gas hob tiled upstand and
cooker canopy (glass and stainless steel) fitted double oven.
Double glazed window, timber effect tiled floor, downlighters.



Utility room 9' 6" x 8' 10" (2.9m x 2.7m)

Fitted wall and base units with sink unit and provision for appliances. 2 double glazed windows and external door, radiator, tiled floor.

Cloakroom

With close coupled w.c.

Bedroom 1 13' 9" x 11' 6" (4.2m x 3.5m)

2 Double Glazed windows, radiator.

Bedroom 2 14' 1" x 10' 2" (4.3m x 3.1m)

Double glazed window, radiator

Refitted Family Sized Shower Room 10' 0" x 9' 6" (3.05m x 2.9m)

Stunning room which has been totally refitted with a large shower enclosure with glass screens and rainfall shower head and hand held shower, vanity unit with his and hers basins, vanity unit with concealed cistern w.c., ladder style radiator/towel rail, large wall mirror and light, downlighters, extractor, tiled floor and part tiled walls, 2 double glazed windows, loft access.

Exterior

The property enjoys a large all round plot with a variety of areas including a front natural rock garden, artificial grass area, side stoned areas with former vegetable patch and further garden/rockery, paved seating area, raised timber decking from the conservatory, rear attractive garden to lawn with variety of shrubs and bushes. Outside lights, cold water tap, pedestrian gate to road and front entrance to road and drive with several parking and turning areas of tarmac and concrete with room for numerous vehicles (possibly 7/8) and or caravan/boat space. Under floor Store (4m x 2.5m) with battery storage and access to floor void. To the North boundary there is hedged strip section separate from the garden which gives access to the town/High street (this has a public right of way)

Large Detached Garage/Workshop 22' 0" x 18' 1" (6.7m x 5.5m)

In two sections Single electric up and over door, double glazed door and window, power and light and EV charging Point

Facilities - Mains Gas Central Heating Upvc Double Glazing

16 Solar photovoltaic Panels and Battery storage, Under floor electric heating to kitchen and shower room.

Services - Mains water gas electricity and drainage**Tenure - Freehold - No Ongoing Chain****Council Tax Band E Energy Performance Rating C****Disclaimer**

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 co-operation to ensure there will be no delay in agreeing and progressing with the sale





Measurements are for illustrative purposes only

