



Llonyddwch , Carreglefn, Amlwch, Isle Of Anglesey, LL68 0PN



Price: £325,000

- Detached Bungalow on Half Acre Plot
- Impressive Gardens with Ponds and Polytunnels
- Private and Peaceful Edge of Small Village
- Solar Panels, UPVC Double Glazing, LPG CH
- Generous Accommodation, EPC E

- Lounge/Patio doors/ Log Burner
- Dining room, Fitted kitchen/Breakfast Room
- Conservatory, Utility and Single Garage
- 3 Bedrooms, Ensuite and Bathroom
- Extensive Parking and Caravan/Boat Space



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Accommodation

Double glazed door to

Spacious Hall 16' 7" x 6' 11" (5.06m x 2.1m)

Tiled floor, built in cloaks cupboard, radiator. Open to lounge and inner hall

Lounge 18' 4" x 13' 4" (5.6m x 4.06m)

Feature fireplace/chimney breasting with log burner, double glazed patio doors and side panels, side double glazed window, radiator tiled floor, open arch to

Dining Room 10' 2" x 8' 6" (3.1m x 2.59m)

Double glazed patio doors to rear, tiled floor, radiator.

Kitchen/Breakfast Room 13' 5" x 10' 2" (4.08m x 3.1m)

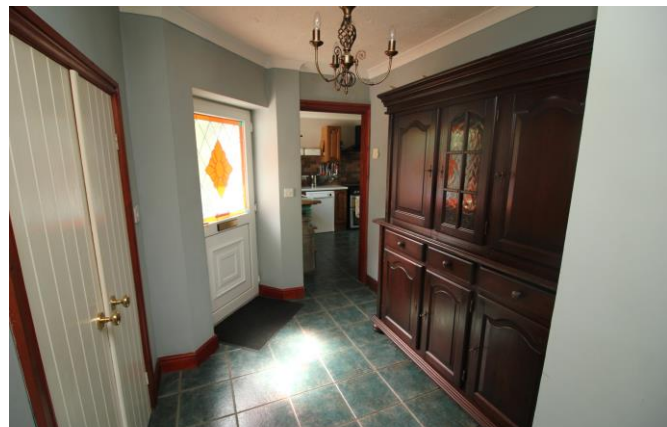
Well fitted with a good range of oak finished base and wall units with ample working surfaces/breakfast bar and inset sink unit, Housing for cooker range and extractor canopy, provision for fridge and dishwasher. Double glazed window and double glazed double patio doors to conservatory, tiled floor.

Conservatory 10' 4" x 6' 11" (3.15m x 2.1m)

Having a lovely outlook to garden with external double glazed door and all windows, tiled floor open to small inner hall and access to garage and utility

Utility room 7' 10" x 4' 10" (2.4m x 1.48m)

Double glazed window, worktop and sink unit, housing for washing machine/appliances, wall mounted lpg gas boiler, tiled floor. (The roof has leaked and the seller is undertaking a replacement rubber roof and with cosmetic internal repairs)



Inner Hall 12' 10" x 2' 7" (3.9m x 0.8m)

Off main hall with loft access, leading to bedrooms, tiled floor.

Bedroom 1 12' 2" x 10' 2" (3.7m x 3.1m)

Double glazed window, radiator, built in wardrobe

En-suite Shower Room 10' 2" x 3' 10" (3.1m x 1.18m)

Shower cubicle recess with electric shower, wash basin, w.c., part tiled walls, double glazed window, radiator., laminate floor finish

Bedroom 2 10' 10" x 10' 6" (3.3m x 3.2m)

Box Bay double glazed window, radiator

Bedroom 3 10' 6" x 6' 9" (3.2m x 2.06m)

Double Glazed window, radiator.

Bathroom (3.13m x 1.57m)

Corner shaped bath and in bath electric shower, wash basin, w.c., part tiled walls, tiled floor, double glazed window, airing cupboard, radiator

Exterior

Extensive Private and secluded ornate grounds which would be ideal for the keen gardener or naturalist. Where flora and fauna abound with hedgehog house, large pond with extensive water plants and where a family of moorhens reside. There are various sections with pathways, grassed areas, natural wild gardens, trees, shrubs and bushes. 2 large polytunnels, patio and rockery ample space for the hot tub, static caravan (storage only) timber shed and log store, In total the area extends to around 1/2 acre. The property is approached via turned - L shaped grassed and tree lined drive (the first section gives right of way to the other two properties) and leads to a large parking and turning area with ample room for numerous vehicles and or caravan/boat space.

Garage 17' 5" x 8' 6" (5.3m x 2.6m)

Timber double door to front, rear door to utility/hall area

Facilities - Lpg Gas Central Heating, 12 Solar Panels, Upvc Double Glazing

Services - Mains water electricity and Private/Septic Tank Drainage - Lpg gas only

Tenure - Freehold

Council Tax Band D Energy Performance Rating E

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 cooperation to ensure there will be no delay in agreeing and progressing with the sale

