



Cae'r Engan, Lon Newydd, Rhosybol,
Amlwch, Isle Of Anglesey, LL68 9TT



Price: £199,000

- Generous 3 Bedroom Detached Bungalow
- Set in lovely North Anglesey Village
- Only a few miles of North Anglesey Coast
- 20' Lounge, Kitchen/Diner

- 3 Good Bedrooms, refitted shower room
- UPVC Double Glazing, Modern Night Storage Heating
- Drive and Garage (new door), 2 useful sheds
- No Ongoing Chain, Well presented



Accommodation

Upvc double glazed door and panel to

Porch 4' 11" x 3' 3" (1.5m x 1.0m)

Lounge 20' 8" x 9' 10" (6.3m x 3.0m)

Feature stone fireplace and electric fire, wide double glazed window. Modern dimplex night storage heater

Kitchen/Diner 14' 1" x 9' 2" (4.3m x 2.8m)

Range of fitted base and wall units with working surfaces and sink unit with corner upright unit, ample space for appliances and washing machine, double glazed window, glazed door to garage

Inner Hall 10' 6" x 2' 7" (3.2m x 0.8m)

Loft access, night storage heater.

Bedroom 1 12' 10" x 9' 6" (3.9m x 2.9m)

Modern night storage heater, double glazed window.

Bedroom 2 or Dining Room 12' 2" x 7' 2" (3.7m x 2.19m)

Double Glazed window, wall mounted electric panel heater

Bedroom 3 9' 10" x 7' 3" (3.0m x 2.2m)

Double glazed window, wall mounted electric panel heater.

Shower Room 8' 10" x 5' 3" (2.7m x 1.6m)

Corner shower cubicle and electric shower, wash basin, W.C., tiled walls, built in airing cupboard with hot water cylinder, double glazed window, wall light/shaver point

Exterior

Front - Concrete drive and parking to garage, gardens to grass and side gates. Rear - Enclosed private garden mainly to grass with concrete courtyard area with fuel bunker and cold water tap. 2 SHEDS (2.5m X 2.2m) (4.8m x 2.7m) external.

Garage 16' 5" x 8' 6" (5.0m x 2.6m)

Replaced up and over door, rear double glazed door and window, integral door to kitchen, consumer unit.

Facilities - Upvc Double Glazing, Modern Economy 7 Night Storage Heating

Services - Mains water electricity and drainage (no mains gas)

Tenure - Freehold

Council Tax Band D Energy Performance Rating E

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may be 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

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