

EGERTON ESTATES



3A Trecastell Glan Y Don Parc, Amlwch, LL68 9TE

Offers In The Region Of £350,000

A beautifully presented and extended detached split level bungalow situated in a slightly elevated position to command truly panoramic sea and headland views over Bull Bay and towards the Ilse of Man on a clear day. Having been modernised to a very good standard Philin provides perfect retirement accommodation on this sought after estate, being a short walk to the bay itself, Bull Bay Golf Club and about a mile to the small port town of Amlwch. The three bedroom accommodation includes a converted basement which has excellent scope for conversion into an annex or to extend the accommodation if required.

Entrance Hall

with double glazed entrance door and large side panel, spacious cloak cupboard and further linen cupboard. Oak panelled floor covering, radiator, hatch to the roof space.

Shower Room 6'6" x 2'9" (2.00 x 0.84)

Recently fitted with contemporary fully tiled walls and floor and is a wet room style with walk in shower cubicle with twin head thermostatic shower control. Wall hung wash basin and vanity cupboard with mirror over, w.c.

Living/Dining Room

Being 'L' shaped.

Dining Area 11'3" x 8'5" (3.45 x 2.58)

With a continuation of the oak panelled floor covering, radiator.

Living Area 18'11" x 9'4" (5.77 x 2.87)

With wall mounted and contemporary electric fire with T.V. connection and shelf over, and a further side shelf. Coved ceiling with spot lighting, radiator. Large glazed door opening to :

Conservatory 15'10" x 7'7" (4.85 x 2.33)

Having as modern style double glazed apex fronted window to enjoy the panoramic sea and headland views. Radiator, ceiling fan light and further wall lights. Stairs to the lower ground floor.

Kitchen 9'11" x 9'3" (3.04 x 2.84)

Having an extensive range of modern base and wall units in a white gloss finish with contrasting dark worktop surfaces and tiled surround. Integrated gas hob with mirror glass surround and concealed extractor over and electric oven under. Integrated fridge and freezer as well as a dishwasher and washing machine. Larder unit, under pelmet lighting and inset ceiling spotlights. Double glazed door to a raised timber deck patio to enjoy the morning sun.

Bedroom One 11'10" x 10'10" (3.63 x 3.32)

Having dual aspect front and rear windows, and enjoying fine sea views to the rear.

Bedroom Two 8'9" x 8'9" (2.69 x 2.69)

Having fitted pine wardrobes to one wall, timber floor covering, radiator, wall mounted T.V point.

Bedroom Three 10'5" x 9'8" (3.20 x 2.95)

With timber floor covering, radiator, wall mounted t.v connection.

Wet Room 5'10" x 5'6" (1.80 x 1.68)

Having been recently fitted with contemporary and fully tiled walls and floor. Walk in large shower area with glazed shower screen and twin head thermostatic shower control. Wall hung wash basin in a vanity cupboard with mirror over. w.c. Chrome towel radiator.

Lower Ground Floor

Having two external double glazed doors as well as an internal staircase access from the main bungalow which would enable it to be a self contained annex/flat if required and subject to statutory consents.

Sitting Room/Office 15'11" x 7'8" (4.87 x 2.36)

Having an external door and two windows which enjoy fine sea views. Radiator, understairs cupboard.

Kitchenette 7'9" x 4'5" (2.37 x 1.37)

With base and wall units to include a stainless steel sink unit and recess for a washing machine. Tiled floor.

Shower Room 8'8" x 4'6" (2.66 x 1.38)

Having a corner shower enclosure with glazed doors and thermostatic shower control, w.c. wash basin, tiled floor. Cupboard housing a modern 'Worcester' gas fired central heating boiler.

Workshop 9'10" x 9'5" (3.01 x 2.88)

With external double glazed door and window. Door to:

Basement Store

Providing three spacious basement store rooms with part restricted headroom.

Outside

Access off the estate road leads to a drive which extends to the parking area. Front lawned garden with extended concreted area to give additional parking. To the rear is a manageable lawned garden with Palm tree and raised paved patio from which there are fine sea and mountain views. Water tap and external lighting.

Tenure

Understood to be freehold , which will be confirmed by the vendor's conveyancer.

Services

All mains services connected.
Gas central heating (2021)

Council Tax

Band E

Energy Performance Certificate

Band D (60/79)

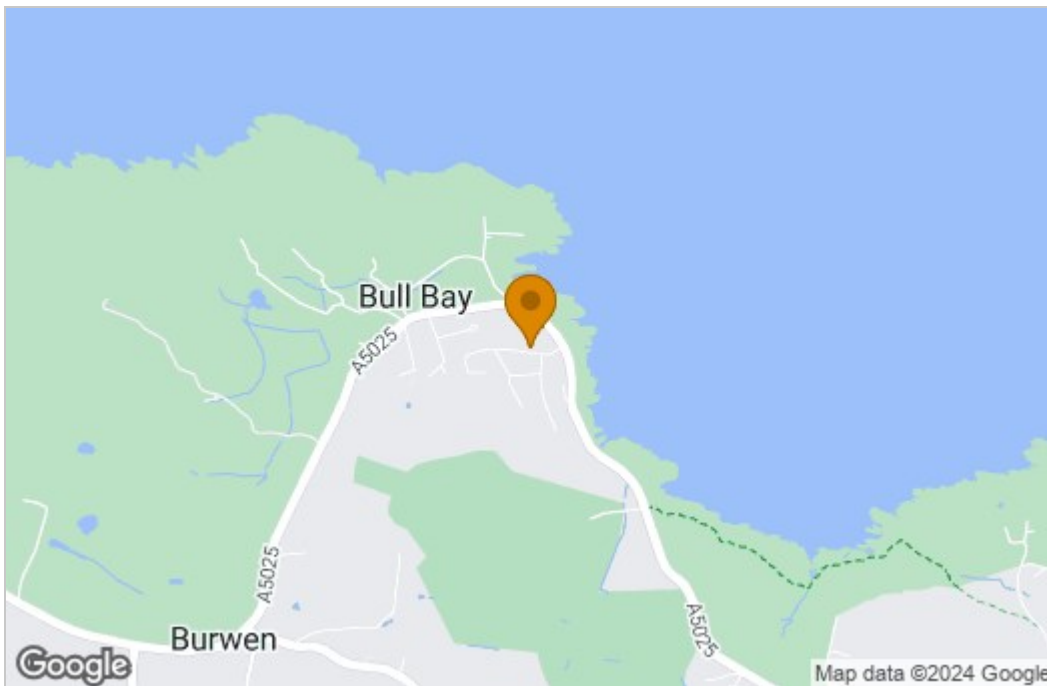
Floor Plan



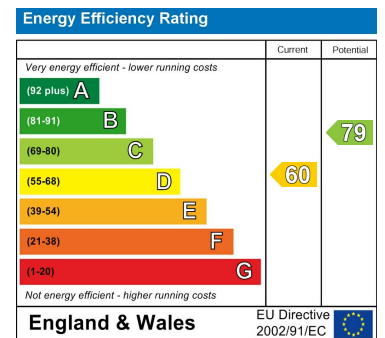
Total area: approx. 128.5 sq. metres (1382.7 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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