

EGERTON ESTATES



6 Glan y Don Park, Amlwch, LL68 9TE **Offers In The Region Of £390,000**

An outstanding detached three bedroom bungalow situated at the top of this popular cul de sac with little passing traffic and enjoying truly panoramic sea views over Bull Bay and the north coast of Anglesey. Within the last three years, and with the exception of the walls and some floors, the property has been essentially rebuilt to include a new roof covering, windows/doors, internal plastering, replacement wiring and plumbing to include a central heating system as well as the provision of contemporary kitchen and bathroom fittings. It is in excellent decorative order and provides for a lounge with picture widow, open plan kitchen/dining room which in turn is part open plan to the living area. 3 good bedrooms 2 with fitted wardrobes and modern shower room with underfloor heating. Spacious part sloping gardens and integral garage and off road parking.

Certainly one that has to be viewed internally to appreciate the extent of work undertaken

Vestibule Porch

Approached by steps with a newly fitted stainless steel glass balustrade to an open elevated area with outstanding sea views, and leading a pvc double glazed entrance door and side light. Contemporary inner door with half moon glazing to:-

Lounge 21'1" x 11'3" (6.43 x 3.45)

A superbly positioned living area which is open plan to the dining area which in turn is open plan to the kitchen.

A feature of the living area is a very wide (2.46m/7'6") front window which frames the sea view over the headland and Bull Bay, being complimented by two further windows to the gable wall which gives an excellent amount of natural daylight and equally good sea and headland views. Purpose built "mini" wall recess to accommodate a wall fixed large screen TV with concealed fittings and with contemporary tv unit under and a further contemporary wall unit on an inner wall to match. Two radiators, Sonos built in music speaker system, ceiling downlights.

A modern feature of the bungalow is a modern dual tone grey timber laminate flooring which extends to all rooms (except the shower room)

Kitchen/Dining Room 20'2" x 8'9" (6.17 x 2.68)

Again open plan

Kitchen Area

Having a recently fitted range of base and wall units in a white gloss laminate finish with contrasting light grey worktops and upstands, and with two carousel corner units with revolving shelving. Integrated fittings include a ceramic induction hob with modern extractor over, an eye level double oven and full height fridge/freezer. 1.5 bowl dark sink unit with monobloc tap. Voice controlled mood lighting at both the base of the units and also at ceiling level.

Dining Area

Having ample room for a spacious 6 person dining table and with radiator and double glazed outside door with built in blind.

Laundry/Utility Room

Having a very good range of newly fitted units in a white gloss finish with worktop surfaces and upstands. Larder cupboard, corner carousel unit, integrated freezer and recess for a washing machine. Modern (2021) . Decorative lighting. Worcester gas fired central heating boiler.

Inner Hallway

Having the hatch to the roof space, PIR control to turn the downlights on automatically at night.

Bedroom 1 11'10" x 11'8" (3.62 x 3.56)

Having a front aspect window to frame the outstanding sea and headland views and with radiator under. Fitted wardrobe with contemporary tinted mirror glass sliding doors.

Bedroom 2

Again with a wide fitted wardrobe with tinted mirror glass sliding doors. Wide side aspect window with radiator under.

Bedroom 3

Having a front aspect window with fine sea views and radiator under.

Shower Room

Fully refurbished and very well appointed with fully tiled walls in a light grey finish to contrast the white suite and with underfloor heating and tiled floor. Wide walk in shower enclosure with glazed shower screen and twin thermostatic shower heads and inset wall controls. Wall mounted wash basin with modern mirror front cabinet set into the wall and WC to match. Towel radiator, ceiling downlights.

Outside

A concreted drive off the estate road gives off road parking for two cars and leads to the spacious integral Garage.

The spacious grounds have not been omitted from the recent improvements undertaken which feature several terraced lawned areas which allows the sun to be followed around, and with several flower borders and a Palm tree. The spacious size of the gardens gives various spots to sit out to enjoy the coastal views to include the Isle of Man on a clear day.

Integral Garage

Having a remote opening main front door, power and light and plumbing for a second washing machine., and sink unit. Adjoining cellar style store room with adequate headroom to allow dry storage of larger items such as canoes.

Services

All mains services connected.
Gas central heating (2021)

Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax

Band E

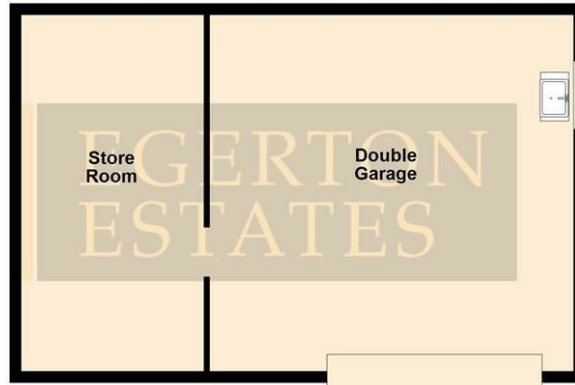
Energy Rating

Band C (72/87)

Floor Plan

Basement

Approx. 61.5 sq. metres (662.0 sq. feet)



Ground Floor

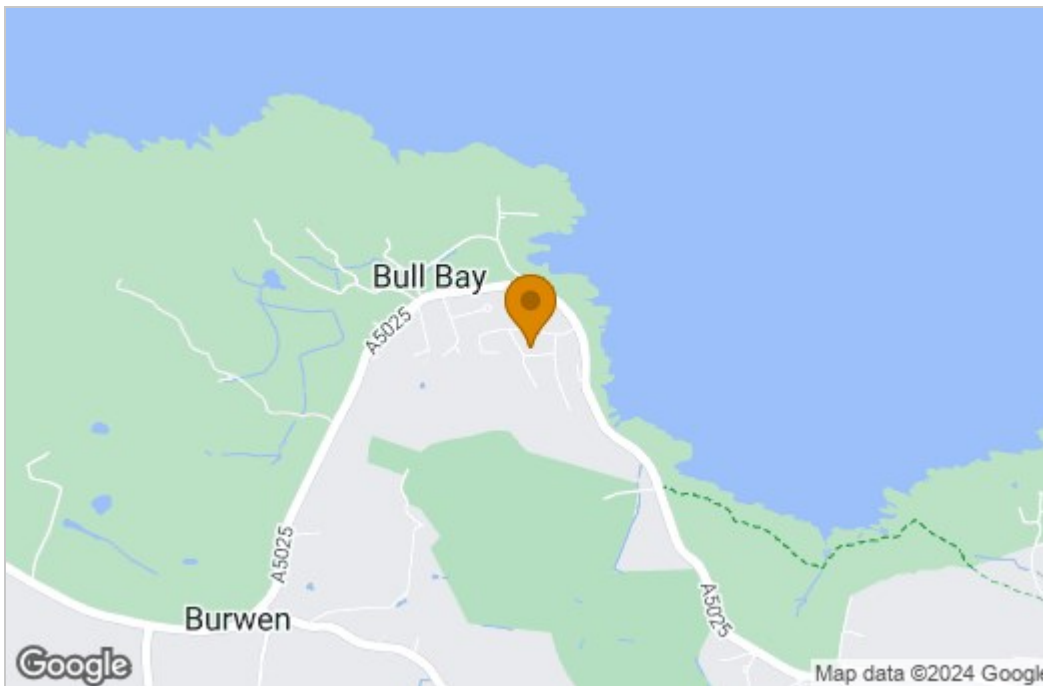
Approx. 86.9 sq. metres (935.7 sq. feet)



Total area: approx. 148.4 sq. metres (1597.7 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

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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