



Swn Y Don Maes Hyfryd

, Moelfre, LL72 8LR

£259,500



A nicely presented three bedroom dormer style bungalow, centrally situated within this character seaside village, being a short walk to the village pub, shop and beach and two miles to the larger seaside village of Benllech. The accommodation provides for a hallway, living room, kitchen, two ground floor bedrooms, bathroom and a Workroom/study in the former garage. There is a further good sized en suite bedroom on the first floor. Off road parking for two cars, private low maintenance gardens. The property is double glazed with an electric heating system and considered ideally suited for a retiring buyer in this sought after village.



Entrance Hall

Having a double glazed entrance door and side panel. Storage heater, telephone point, staircase to the first floor.

Living Room 21'10" x 9'8" (6.67 x 2.96)

With two wide dual aspect windows giving a good amount of natural daylight. Timber surround fireplace with tiled inlay and hearth and with a fitted electric coal effect heater. Two storage heaters, coved ceiling with two pendant lights and dado rail. TV connection.

Kitchen 13'7" x 9'0" (4.16 x 2.75)

Having an extensive range of base and wall units to three sides in a light laminate finish with contrasting dark worktop surfaces and tiled surround. 1.5 bowl stainless steel sink unit under a side aspect window.. Recess for an electric cooker with extractor over and recess for a fridge and washing machine. Ceramic tiled floor, double glazed outside door to a small porch with doors to both the front and rear.

Bathroom 6'7" x 5'8" (2.03 x 1.73)

With fully tiled walls and floor and with a white suite comprising of a panelled bath with electric shower over and glazed shower screen. Wash basin with mirror over and WC

Bedroom 1 12'4" x 9'4" (3.78 x 2.87)

Having a side aspect window, dado rail, storage heater.

Inner Hall

With spacious cloak cupboard

Bedroom 3/ Dining Room 9'0" x 7'8" (2.76 x 2.35)

With storage heater, rear aspect window.

Study/Workroom 19'1" x 8'0" (5.84 x 2.45)

Being the former garage having dual aspect windows, coved ceiling.

Small Landing Area

Bedroom 2 18'5" x 11'2" (both maximum) (5.62 x 3.42 (both maximum))

With both a gable wall window and Velux roof light.

En Suite Shower Room 14'9" max x 10'9" (4.51 max x 3.29)

A spacious room with shower enclosure with glazed door and electric shower control. Wash basin, WC. Fitted linen cupboard, airing cupboard and eaves access.

Outside

Wrought iron gates lead to a tarmacadam parking area for two cars. Front garden area with flower borders, shrubs and lawn. Low maintenance paved rear garden area with southerly aspect to include a timber garden shed.

Services

Mains water, drainage and electricity.
Electric heating.

Tenure

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

Council Tax

Band D

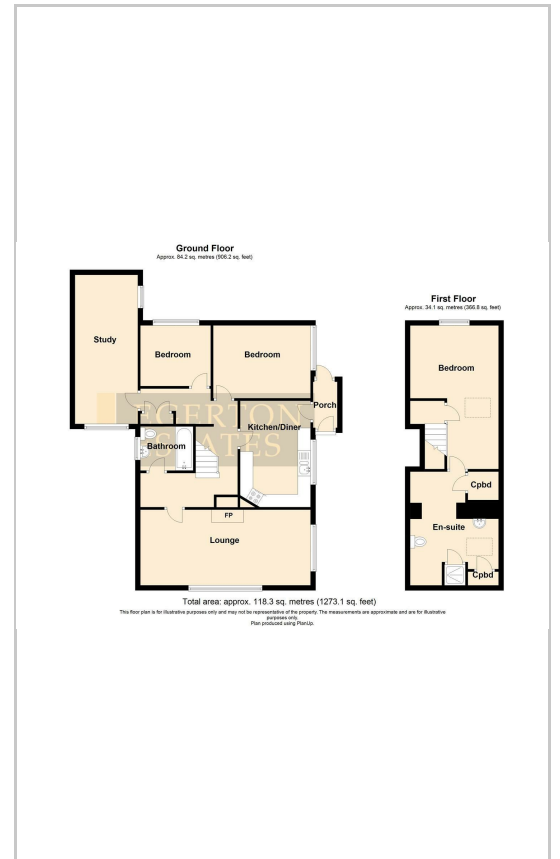
Energy Efficiency

Band E

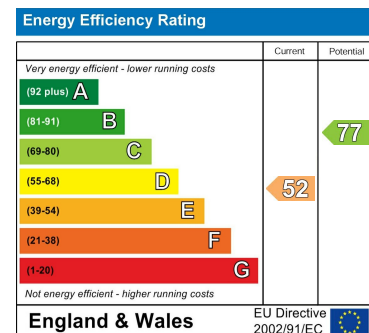
Area Map



Floor Plans



Energy Efficiency Graph



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