

EGERTON ESTATES



2 Craig Ddu Estate, Amlwch, LL68 9EH **Offers In The Region Of £249,500**

A significantly upgraded, modernised and extended three bedroom bungalow, enjoying panoramic sea views over the North Coast of Anglesey, and situated on a popular cul de sac estate on the outskirts of this small town which provides a good selection of local amenities.

The bungalow has undergone significant improvements over the last 5 years with modern kitchen and bathroom fittings provided, replacement pvc double glazed window, doors and pvc fascia boards as well as upgrading the wiring, garage roof and conservatory windows.

An immaculate 'turn key' bungalow with ample gardens, garage and parking, and being sold with No Onward Chain.

Vestibule Porch

With double glazed entrance door and side panel, timber laminate floor covering.

Living/Dining Room 19'9" x 11'11" (6.04 x 3.65)

A spacious living area enjoying good natural daylight from a wide side aspect window which gives fine sea views. Timber surround fireplace with fitted electric fire, but with fittings for a propane gas fire if required. Coved ceiling and pendant light, timber floor covering, radiator, telephone and t.v connection. Double opening doors to:

Conservatory 11'6" x 11'1" (3.52 x 3.40)

With double glazed surround to three sides giving outstanding sea views. Fully tiled floors, radiator.

Kitchen 16'0" x 10'1" (4.88 x 3.08)

Having been recently refitted with a good range of base and wall units in a contemporary light grey finish, with contrasting timber worktops and upstands, and to include a matching island which also serves as a breakfast bar. Integrated 'Stoves' double oven with ceramic hob over and splashback. Stainless steel sink unit with flexible 'bar' tap. 'Bosch' dishwasher. Cupboard with modern pressurised water tank, radiator, double glazed outside door.

Hall

With hatch to insulated roof space.

Bedroom One 13'3" x 10'2" (4.06 x 3.10)

With rear aspect window with sea view and radiator under.

Bedroom Two 12'0" x 9'10" (3.66 x 3.01)

With rear aspect window with sea view and radiator under, wall shelving.

Bedroom Three 8'7" x 8'4" (2.62 x 2.56)

With side aspect window with radiator under.

Bathroom 10'1" x 8'9" (3.09 x 2.69)

Having been recently re-fitted with a modern four piece suite in white to include a freestanding oval bath with freestanding tap and hair shower attachment. Wide shower enclosure with twin head shower control. Wash basin, w.c, radiator, pvc panelled ceiling with downlights.

Outside

A private drive off the cul-de-sac road gives off road parking for two cars lengthwise and leads to the garage, while there is an additional drive to the other side giving additional parking space. Low maintenance slate gravel front fore garden and access along both sides leads to a delightful rear garden, not overlooked, being part lawn and part paved patio. An elevated timber deck patio gives an area to sit out and enjoy the fine sea views and access to a:

Timber Sun Room 9'2" x 6'10" (2.80 x 2.10)

With double opening double glazed doors and windows, power and light.

Garage 17'6" x 8'8" (5.35 x 2.65)

With up and over door and further double glazed door to the rear garden. Power, light and plumbing for a washing machine. 'Grant' oil fired central heating boiler (2017)

Services

Mains water, drainage and electricity. Oil fired central heating system, Double glazed windows, doors (2021) and pvc fascia's and guttering. (2022)

Tenure

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

Council Tax

Band D Ynys Mon

Energy Performance Certificate

Band D (63/81)

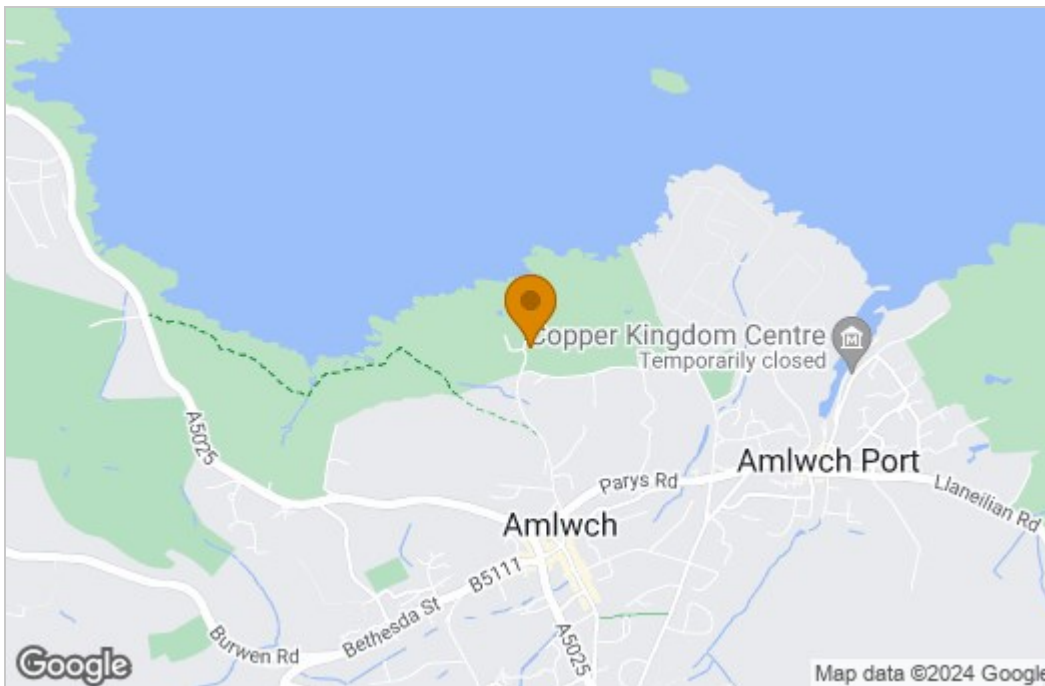
Directions

On entering the town of Amlwch, proceed straight ahead at the roundabout, through the town, and about 50 metres after passing the garage (on the left), turn right signposted 'town centre'. Take an immediate left and after 50 metres turn left again. Pass the medical centre and at the top of the hill proceed to and pass through the viewing point layby. Enter the estate and no 2 is the second on the right hand side.

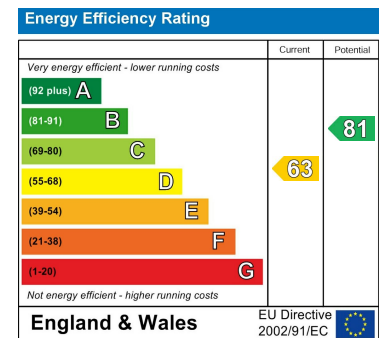
Floor Plan



Area Map



Energy Efficiency Graph



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