

# EGERTON ESTATES



## **41 Craig Y Don Estate, Tyn-Y-Gongl, LL74 8TB** **Offers In The Region Of £249,950**

A charming semi-detached two bedroom bungalow, very conveniently situated in a popular residential area of the village, having been extended with a large conservatory, and the special benefit of a good sized and private rear garden. Although in need of some upgrading, the bungalow has a gas central heating system and is double glazed, with an extended brick paved parking area and attached garage. Ideal retirement home or first time buy. No onward chain.

### **Entrance Hall**

With double opening and double glazed timber doors, radiator, telephone point.

### **Living Room 17'1" x 12'0" (5.22 x 3.66)**

Having dual aspect windows giving a good amount of natural daylight. Stone surround fireplace with tiled hearth and extended T.V. shelf. Two radiators, t.v connection, telephone point.

### **Kitchen 12'11" x 7'6" (3.96 x 2.31)**

Having a quality range of light oak fronted base and wall units with worktop surfaces and tiled surround. Five burner gas hob with extractor over and 'Rangemaster' eye level double oven, integrated fridge and 'Bosch' dishwasher. Stainless steel sink unit under a rear aspect window. Glazed display wall units, integrated pelmet lighting and ceiling spotlights. Spacious shelved cupboard with gas fired central heating boiler. Radiator. Double glazed stable style door to:

### **Conservatory 13'6" x 11'3" (4.12 x 3.43)**

With double glazed surround to two sides on brick dwarf walls, and two outside doors. Ceiling fan light, two wall lights, radiator. Internal door to the garage.

### **Bedroom One 12'3" x 9'8" (3.74 x 2.97)**

With fitted bedroom furniture to three sides to include mirror front wardrobes, excellent drawer storage and overhead cupboards. rear aspect window enjoying a private aspect over the rear garden and with radiator under.

### **Bedroom Two 11'7" x 8'9" (3.54 x 2.68)**

With fitted wardrobes and cupboards. Front aspect window with radiator under.

### **Bathroom 6'10" x 5'6" (2.10 x 1.68)**

Having a white suite comprising of a timber panelled steel bath with mixer shower attachment. Wash basin, w.c, fully tiled walls and with three integrated wall mirrors, radiator, ceiling spotlights.

### **Outside**

Extended brick paved drive to give off road parking for two cars and access to the garage. Low maintenance gravelled garden with raised flower beds. A feature of the bungalow is the good sized and private rear garden area, designed to be low maintenance with several areas brick paved or gravelled but with a wealth of shrubs, plants and trees to include a good sized fish pond.

Timber garden shed, greenhouse. This garden is a delightful feature of the bungalow, enjoying a good amount of privacy and enjoying a sunny southerly outlook.

### **Wide Garage 16'11" x 11'10" (5.18 x 3.62)**

With electrically operated front access door and pvc double glazed side personal door. Wall shelving, radiator, power and light.

### **Tenure**

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

### **Services**

Mains water, electricity and drainage. Propane gas central heating system. Pvc double glazed windows and rear doors,

### **Council Tax**

Band C

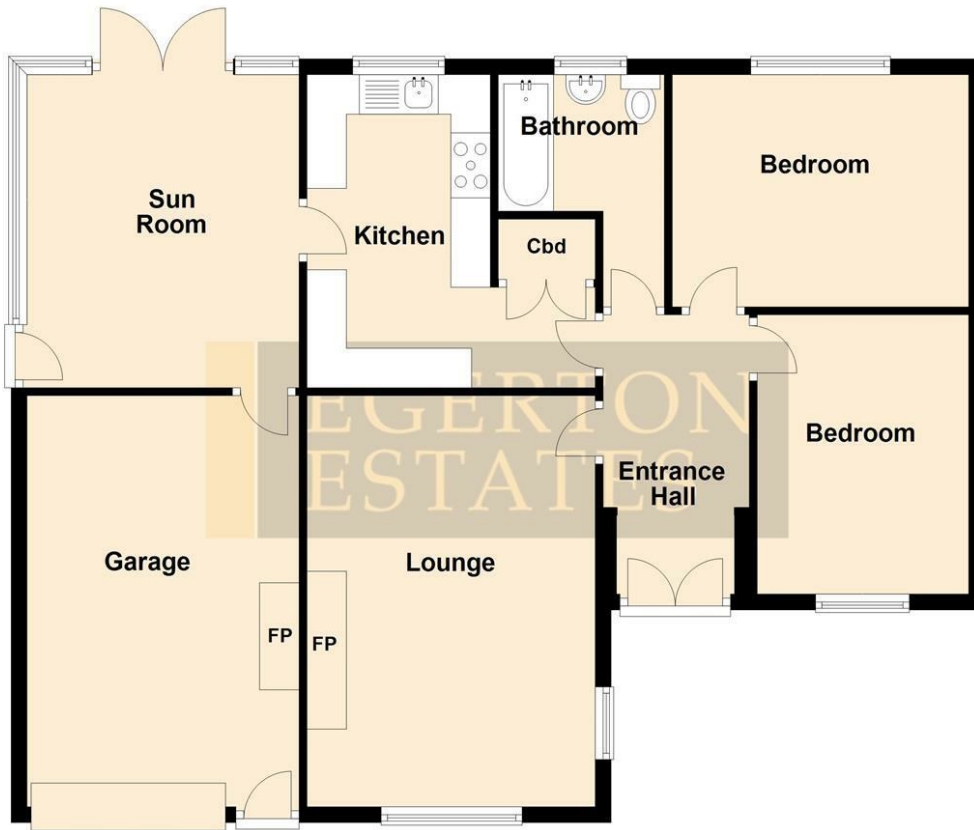
### **Energy Performance**

Band F

# Floor Plan

## Ground Floor

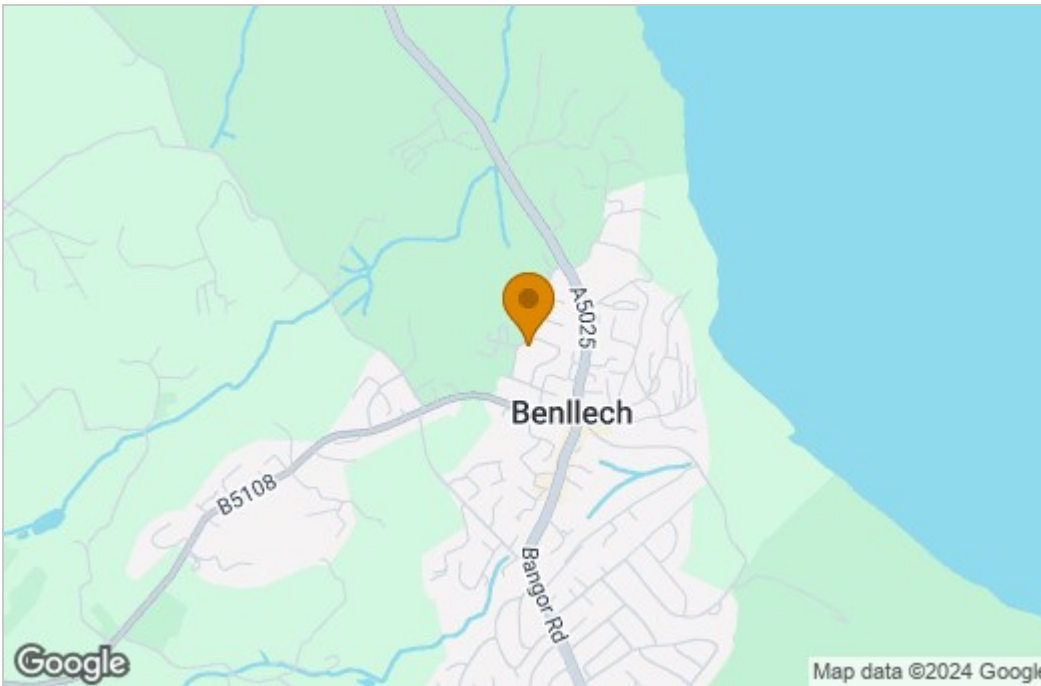
Approx. 98.6 sq. metres (1061.0 sq. feet)



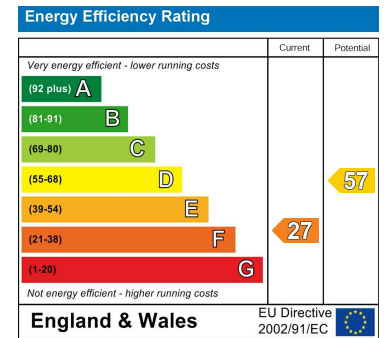
Total area: approx. 98.6 sq. metres (1061.0 sq. feet)

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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