

EGERTON ESTATES



6 Rhosffordd, Moelfre, LL72 8NW

Offers In The Region Of £267,500

An immaculate detached two bedroom bungalow situated on a small cul de sac within this very popular seaside village and within easy walking distance to the beach, village shop and pub. Having been extended with a Conservatory dining room to the rear, the bungalow is ideally suited for a retiring couple or alternatively to continue with its current successful holiday let business, with contents available by negotiation.

The bungalow has oil central heating, double glazing, off road parking and garage, as well as a neat and manageable rear lawned garden.

Worthy of inspection and available with no onward chain.

Open Porch

With tiled floor, overhead light. Composite double glazed entrance door.

Living Room 15'11" x 10'7" (4.87 x 3.23)

With a wide front aspect window giving an excellent amount of natural daylight, and partial sea views. Coved ceiling with six bulb central light, radiator, t.v point.

Kitchen 15'0" x 7'4" (4.57m x 2.24m)

With a range of units including larder style wall units with timber worktop surfaces, and stainless steel sink unit under a rear aspect window. Integrated ceramic hob with extractor over and oven under. Small breakfast bar area, tiled floor, ceiling spot lights, radiator. Recess for a washing machine and dishwasher. Double glazed door to:

Conservatory Dining Room 13'5" x 9'10" (4.09m x 3.00m)

Having a double glazed surround to three sides and with a private outlook over the rear garden. Double glazed outside door to the rear garden. Tiled floor, pendant light, wall mounted electric heater.

Bedroom One 12'0" x 9'6" (3.68 x 2.92)

With front aspect window with radiator under.

Bedroom Two 11'0" x 9'11" (3.37 x 3.04)

With rear aspect window with radiator under.

Outside

Concreted drive gives off road parking for one car and access to the attached garage.

Lawned front garden with Palm tree extending along to the side and with access on both sides to a private "dog secure" rear lawned garden with established boundary hedging, shrubs, plants and a cherry tree.

Garage/utility 20'2" x 7'6" (6.17 x 2.29)

With up and over door, workbench and shelves. Power and light.

Services

Mains water, drainage and electricity.

Oil fired central heating system.

Tenure

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

Council Tax Band

The bungalow is currently used as a holiday let and has a Rateable Value of £2450.

No rates are presently paid as the business exceeds 182 days of occupation.

Energy performance certification

Band E.

Agents Notes

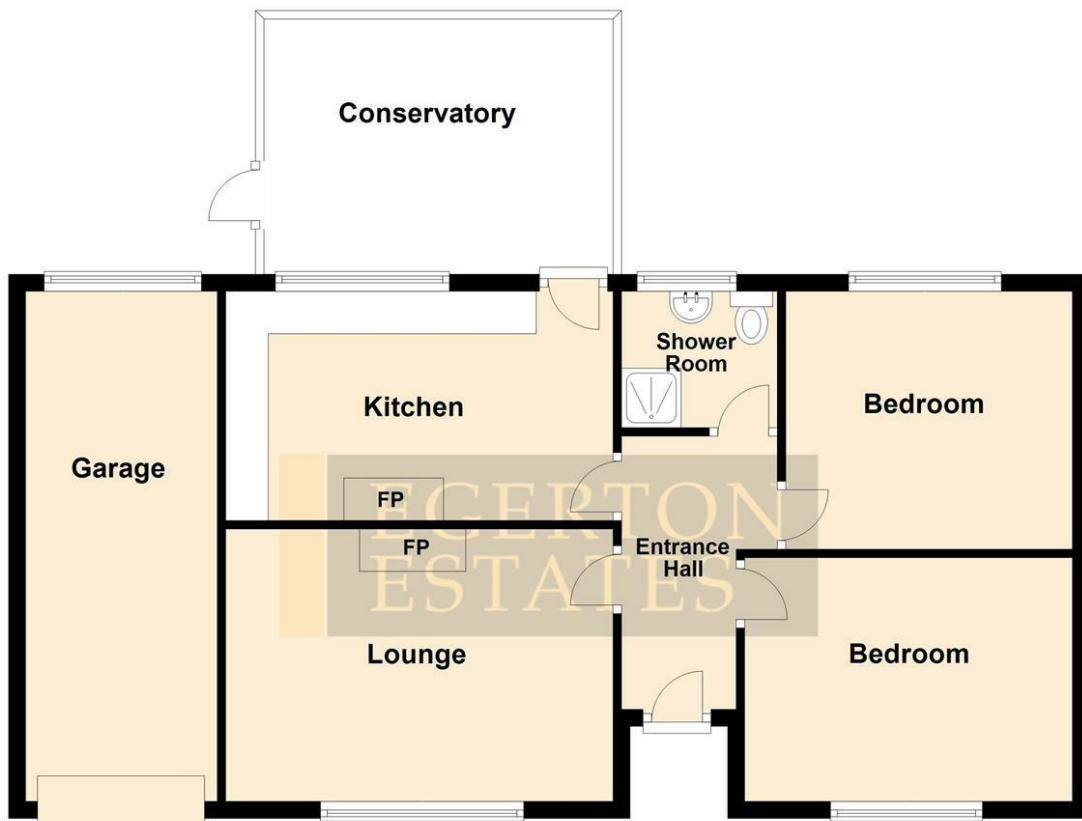
The property is currently used as a successful holiday let with no rates currently payable. The property can be available fully equipped and furnished for a buyer wishing to continue this use subject to negotiation.

Viewings may be restricted to when the property is vacant and not occupied.

Floor Plan

Ground Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



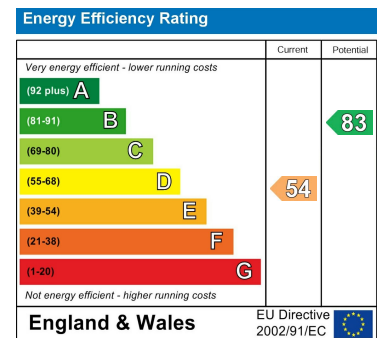
Total area: approx. 72.5 sq. metres (780.3 sq. feet)

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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