

EGERTON ESTATES



Awel Mon , Marianglas, LL73 8PF **Offers In The Region Of £425,000**

A nicely modernised and detached bungalow enjoying a quiet rural location, with distant sea views to the front yet less than a mile to Traeth Bychan beach and a 5 minute drive to the popular seaside villages of Benllech and Moelfre. Situated within the small sought after village of Marianglas, this three bedroom bungalow has been upgraded and modernised to a good standard, providing two reception rooms, two bathrooms, and a modern kitchen with utility room. It has spacious grounds and parking to include a Garage, as well as having recently installed double glazed windows and oil central heating. Well worth internal inspection and sold with no onward chain.

Conservatory Entrance 13'3" x 5'5" (4.04 x 1.66)

With pvc double glazed surround to three sides enjoying an open rural view towards the sea and large enough to provide a small seating area.

Lounge 23'1" x 11'5" (7.03 x 3.49)

A spacious living area with added daylight from the rear dining room patio doors and with a feature marble style polished fireplace surround and hearth and fitted Woodburning stove. Coved ceiling with pendant light and further wall lights, two radiators and tv connection. There is a hatch to a spacious attic room (previously accessed by a staircase) which is an ideal storage room.

Wide opening to:-

Dining Room 10'5" x 8'1" (3.18 x 2.46)

Having a double glazed patio door to the rear patio and garden and enjoying a private outlook over the rear garden. Coved ceiling with pendant light and radiator.

Inner Hallway

In an L shape, and with two radiators.

Kitchen/Breakfast Room 17'5" x 9'5" (5.30 x 2.87)

Having a modern range of base and walls units in a white laminate finish with contrasting timber worktops with tiled surround and extended breakfast bar for four. Integrated ceramic hob with concealed extractor over and oven under. Integrated dishwasher, fridge and freezer, stainless steel sink unit under a front aspect window with distant sea views. Additional features include curved corner cupboards, glazed wall units and under pelmet lighting. Timber laminated flooring to match the worktops, ceiling spot lighting, radiator, and large stoorage cupboard.

Utility 9'10" x 4'7" (3.00 x 1.39)

With fitted worktop with space under for a washing machine and 'Worcester' oil combi boiler, composite door to the rear garden.

Bedroom 1 16'7" x 12'0" (5.05 x 3.66)

Having a dressing room area, and rear aspect double glazed window overlooking the rear garden with radiator under. Coved ceiling.

En Suite Shower Room 7'11" x 6'6" (2.43 x 2.00)

Having a modern suite comprising of a wide shower enclosure with glazed surround and twin head thermostatic shower control. Wash basin with spalsh back and large mirror over, WC, radiator.

Bedroom 2 12'6" x 11'7" (3.80 x 3.53)

Double glazed window with rural front aspect towards the sea and with radiator under.

Bedroom 3 11'6" x 9'3" (3.52 x 2.83)

Having a wide front aspect window with radiator under.

Bathroom 7'5" x 6'8" (2.26 x 2.04)

Having been re-fitted with a white suite comprising of a panelled bath with 'Mira' shower over and glazed shower screen, WC, wash hand basin with tiled splash back and mirror front cabinet over, radiator.

Attic Room 20'8" x 6'7" (6.30 x 2.00)

With good central headroom being ideal for storage, having two 'velux' rooflights, radiator and eaves storage.

Outside

Lawned front garden with established shrub and plant borders. A wide driveway to the side gives open parking for several cars and extends to the rear to give access to the Garage and rear garden. Well tended rear garden area with recently extended paved patio giving a private space to enjoy the afternoon and evening sun with external power point, and with recently fitted boundary fencing. Garden shed.

Garage 18'4" x 10'10" (5.60 x 3.30)

Up and over door, power and light.
Electric car charging point.

Garden Shed 14'5" x 10'10" (4.40 x 3.30)

With garden storage area.

Services

Mains water and electricity. Private drainage having been recently replaced with a Biodigester.
Oil central heating.

Council Tax

Band F

Energy Performance Certificate

Band E

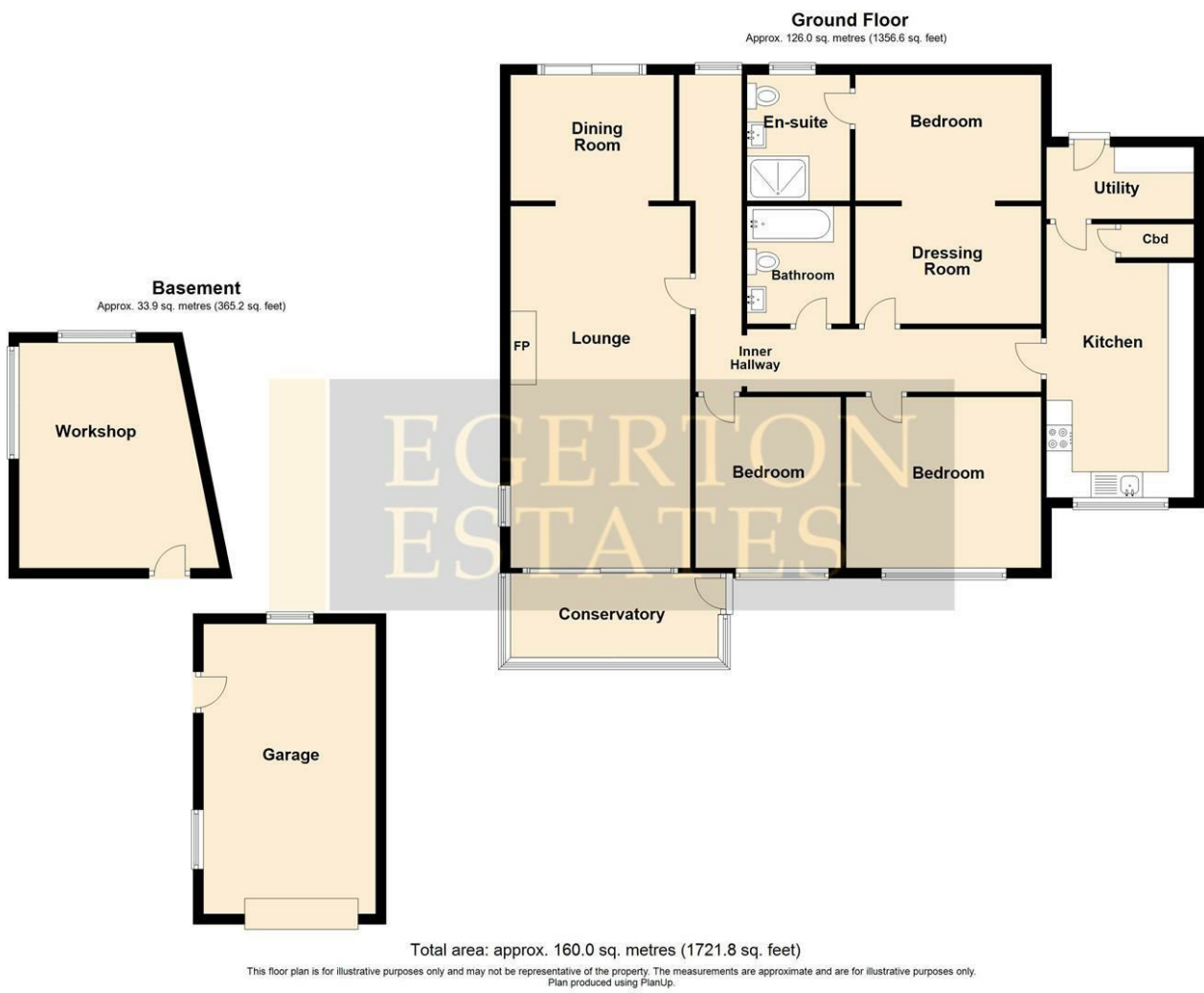
Tenure

Understood to be Freehold and which will be confirmed by the vendors conveyancer.

Viewing

Strictly by appointment with the agent. Egerton Estates 01248 852177

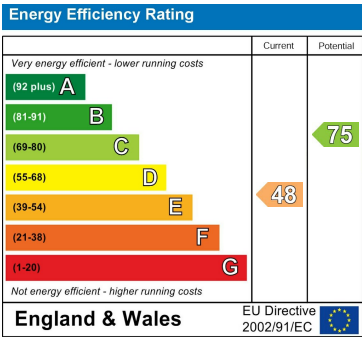
Floor Plan



Area Map



Energy Efficiency Graph



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