

EGERTON ESTATES



5 Maes Hyfryd, Moelfre, LL72 8LR

£269,950

An immaculate detached 2 bedroom bungalow situated within this very popular seaside village, being a 5 minute walk to the Bay and about 3 miles to the larger seaside village of Benllech which provides an excellent range of local amenities.

The bungalow has within the last 3 years undergone substantial upgrading works to include new kitchen and bathroom facilities, new windows, complete decoration and a comprehensive solar panel system with battery. It must be viewed to appreciate the quality of work undertaken.

The accommodation affords a large porch, hallway, living room with recent woodburning stove and double doors to a large conservatory. Modern fitted kitchen, two double bedrooms with fitted wardrobes, and modern shower room. Off road parking, gardens to front and rear and former garage now utilised as a Utility/Workshop. Oil central heating, double glazing and solar panels to battery to give minimal electric bills.

Large Entrance Porch 10'8" x 4'5" (3.27 x 1.35)

With double opening and double glazed entrance doors and two further side windows. Ample space for hanging coats and shoe storage. Double glazed inner door to:

Hallway

Giving access to all principal rooms, and with fitted display and book shelving, radiator, air circulation extractor fan.

Living Room 13'10" x 11'8" (4.24 x 3.56)

A good sized living area enjoying good natural daylight from both a wide front aspect window, and a double glazed 4 panel rear window with central double opening doors into the conservatory. Feature slate surround fireplace with tiled inner and slate hearth, and housing a recently fitted 'Charnwood' wood burning stove with timber mantle over. Coved ceiling with central light, radiator.

Conservatory 11'6" x 10'11" (3.53 x 3.33)

A delightful sunny room with southerly aspect and double glazed to three sides. Presently used as a dining room, but suitable for many uses. The conservatory has double opening doors to the rear garden and radiator.

Kitchen 12'2" x 8'11" (3.72 x 2.73)

Having an excellent range of 'Garcinia Shaker' base and wall units in a pale grey finish with contrasting light worktop surfaces and upstands, having moulded doors and including a pull out larder unit, and carousel corner unit. Integrated fittings include a ceramic hob with splashback with extractor over and 'Neff Bake off glide and slide oven under. Integrated tall fridge/freezer, 'Bosch' dishwasher. Timber effect laminate flooring to match, under pelmet lighting, vertical radiator, stainless steel sink unit with monobloc tap, double glazed door to the rear garden.

Bedroom One 11'2" x 9'9" (3.41 x 2.99)

With wide front aspect window with radiator under, full length fitted wardrobes giving good clothes storage and with shelving, coved ceiling with pendant light.

Bedroom Two 9'11" x 8'10" (3.04 x 2.71)

With side aspect window with radiator under, fitted wardrobe with cupboard over.

Shower Room 8'7" x 6'11" (2.64 x 2.12)

Having been recently fitted to include a wide walk-in shower enclosure with glazed surround. Full width fitted vanity cupboards in a light grey with integrated wash basin and w.c. Towel radiator, timber effect flooring.

Outside

Set back off the road, access leads to an off road parking area. Well tended front lawn area with

established shrubs and bushes, and with a newly graveled walkway to the front door and also access to other side which leads to the rear garden. To the rear is a secluded and very private rear garden area, being mostly paved for ease of maintenance and enjoying a sunny southerly aspect.

Former Garage 13'10" x 10'2" (4.23 x 3.12)

Now used as a workshop and utility area with worktop surface and and space for a washing machine and dryer, wall shelving, power and light. 'Warmflo' central heating boiler. Additional storage shed.

Services

Mains Water, electricity and drainage.

Solar panels with battery to give near zero electric bills.

Oil fired central heating system

Tenure

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

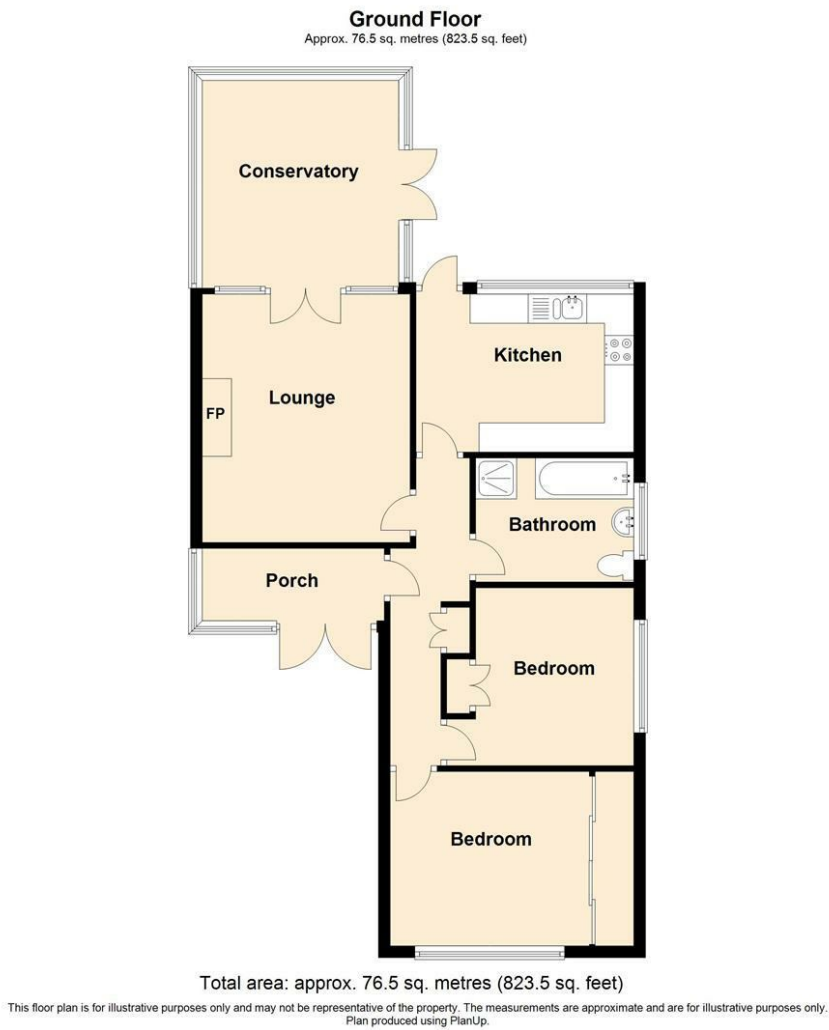
Council Tax

Band C

Energy Efficiency

Band C

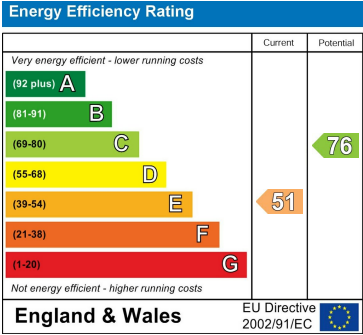
Floor Plan



Area Map



Energy Efficiency Graph



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