

# EGERTON ESTATES



## **Plas Petra Ffordd Caergybi, Cemaes Bay, LL67 0LE**

**Offers In The Region Of £375,000**

A superior detached modern bungalow, individually built in 2008 in a non estate location, and positioned on the edge of the village centre being a short walk to Cemaes' famous beach and harbour. The well appointed accommodation provides a hall with oak flooring, a spacious lounge with large bay window enjoying a southerly outlook and with conservatory sun room off. The spacious kitchen is comprehensively fitted while there are three good sized bedrooms, one being en suite together with a modern family bathroom. The brick paved entrance drive is approached via electronic double opening gates which leads to a good sized detached double garage. The bungalow enjoys a spacious plot with gardens to the front and rear, while the energy efficient accommodation benefits from oil central heating and pvc double glazed windows and doors.

### Open Portico

With overhead light, double glazed entrance door to:

### Entrance Hall

Giving access to all principal rooms, with an oak effect floor covering, coved ceiling and cloak cupboard. Access to the roof void. Radiator.

### Lounge/Dining Room 24.2 x 12.8 (extending to 5.96) (7.32m.0.61m x 3.66m.2.44m (extending to 1.52m.29.2)

Being a spacious and light room having a large front bay window enjoying a sunny southerly outlook. Central wall mounted pebble effect fire. Coved ceiling with two pendant lights and inset downlights. Two radiators, t.v connection, double opening timber doors to:

### Sun Room 10'5" x 6'8" (3.18 x 2.04)

With tiled floor, double glazed outlook to two sides, radiator.

### Kitchen/Breakfast Room 19'2" x 12'7" (5.85 x 3.84)

A spacious room being comprehensively fitted with a range of base and all units in a medium oak finish, giving extensive worktop surfaces all with a tiled surround. Integrated stainless steel gas hob with extractor over and oven under. Integrated dishwasher and space for a washing machine with door cover to match the units. 1.5 bowl ceramic sink unit with 'monobloc' tap under a side aspect window. Ceiling spotlighting, space for a fridge/freezer and 'Worcester' oil fired central heating boiler. Ample space in the centre of the room for a breakfast table and double glazed outside door.

### Bedroom One 13'9" x 15'2" (4.20 x 4.63)

With rear aspect window with radiator beneath. T.V and telephone connection. En-suite shower room with fully tiled walls and floor and with a spacious shower cubicle with 'Mira' thermostatic shower. Wash basin with light/shaver point. W.C Chrome towel radiator.

### Bedroom Two 12'8" x 10'0" (3.88 x 3.06)

With rear aspect window with radiator beneath. T.V & telephone connections.

### Bedroom Three 9'4" x 9'3" (2.86 x 2.82)

With side aspect window with radiator beneath. T.V & telephone connections.

### Bathroom 8'0" x 6'5" (2.46 x 1.97)

Having a modern white suite complimented by fully tiled walls with contrasting slate grey effect floor tiles. Panelled bath with 'Mira' thermostatic shower over and glazed shower screen. W.C. Wash basin, ceiling spot lighting, chrome towel radiator and extraction fan.

### Outside

Electronically controlled double opening gates off the main road leads to a brick paved drive which gives off road parking for several cars and with space to the side for a caravan/boat. The drive leads to a detached double garage.

The gardens to the front are laid to lawn with shrubs and bushes and with paved pathways leading to the rear garden area, not overlooked and part pebbled for ease of maintenance.

### Double Garage 18'3" x 17'10" (5.57 x 5.46)

Twin 'up and over' garage doors, power, light and a pitched roof.

### Services

Mains water, electricity and drainage

Propane gas for the hob.

Oil fired central heating.

Wired smoke alarms.

### Tenure

Understood to be freehold, which will be confirmed by the vendors solicitor/conveyancer.

### Energy Performance Certificate

Awaiting band

### Council Tax

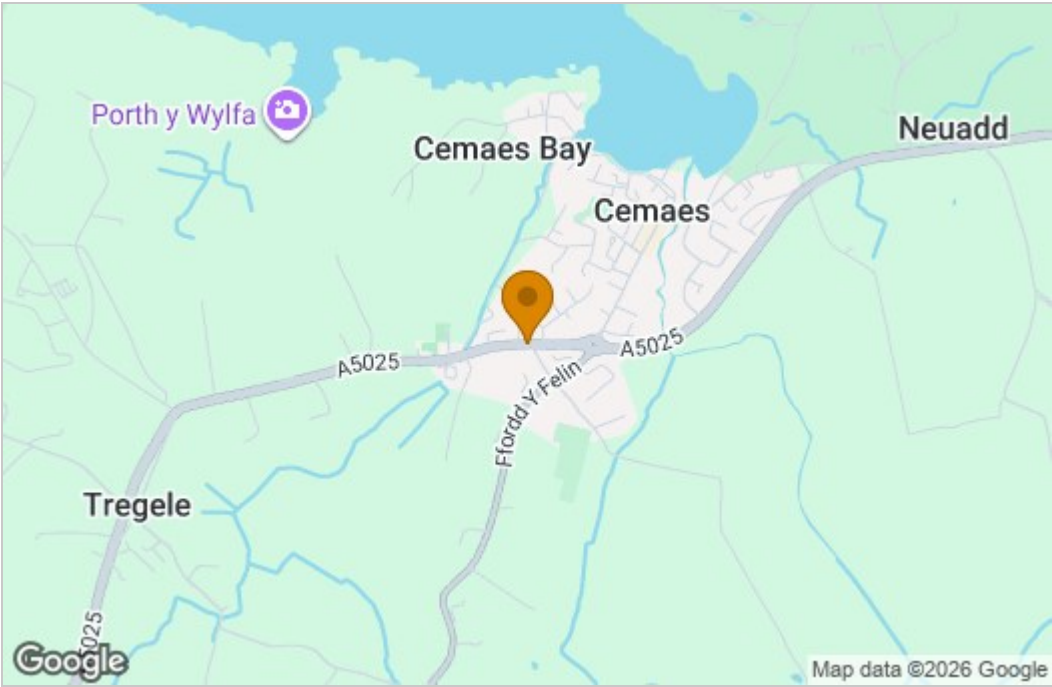
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### Directions

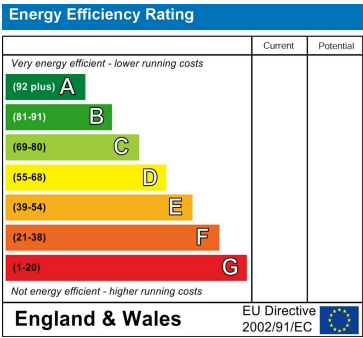
On entering Cemaes from the Amlwch direction, proceed to the roundabout and continue towards Holyhead. The bungalow is about 250 metres past the church on the right hand side.

Floor Plan

Area Map



Energy Efficiency Graph



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