



Penrallt Bach Lon Y Pant Gwalchmai LL65 4SP  
Freehold Detached Bungalow  
\*\*NEW PRICE £219,000\*\*

- Charming & Spacious Traditional Detached Cottage
- 3 Bedrooms/1 Bathroom/1 Reception
- Good Sized Rear Garden Area
- Off Road Parking To Side
- Enjoying Fine Open Views To Front
- Chain Free
- Close to Local Amenities
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Central Heating

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Property Summary

A Charming & Fairly Spacious Traditional Detached Cottage With A Generous Sized Garden To The Rear. Located On The Outskirts Of The Village Set On A Country Lane & Within Walking Distance Of The Village's Amenities, Penrallt Bach Benefits From Having No Onward Chain & Enjoys Fine Countryside Views To The Front Aspect. Ideal As A First Time Buy/Downsizer Or Investment With Further Scope To Extend If Required (Subject To Usual Consents). Excellent Road Links To The A55 Expressway With Onward Access To The Popular Villages Of Rhosneigr & Trearddur Bay Boasting Excellent Water Sports Facilities Along With The Port Of Holyhead Together With A Short Drive To The Mainland

The accommodation which benefits from LPG gas fired central heating and double glazing briefly comprises front porch with windows to both side aspects, tiled floor covering, door through into living room with windows to both front and rear aspects, wall mounted modern electric fire, oak door off into hallway and oak door off into kitchen/diner with window to front aspect, low maintenance floor covering, base and wall storage cupboards with drawer pack, space for slot in ceramic cooker with chimney style extractor over, integrated dishwasher, stainless steel sink with maxing mixer tap, complementary tiled splash backs, mains smoke detector, door through into a spacious utility/boot room with ample base and wall storage cupboards with space for free standing washer, lay on stainless steel sink with matching pillar taps, complementary wall and floor tiling, door to side and rear garden, windows to both side and rear aspects.

Continuing through the cottage to the hallway off the living room is a built-in storage cupboard, window to rear aspect and door leading off into bedroom 3 with built in wardrobe storage and window to front aspect boasting open views of the countryside. A door off the hall takes you through into an inner hallway area with built in airing cupboard, wall mounted central heating boiler, window to rear aspect and doors leading off into bedroom 1 with window to front aspect with open views of the countryside. , bedroom 2 with built in wardrobe and window to front aspect with open views of the countryside and completing the internal accommodation is the bathroom briefly comprising panelled bath with shower fitting and complementary tiled splash back, low flush wc, pedestal wash hand basin, low maintenance wall cladding, low maintenance floor covering, extracor fan and frosted window to rear aspect.

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### Externally

Low maintenance concreted garden area to the front divided into two areas with scope to created additional parking at front if required. Off road parking is available to the side of the cottage with a timber gate leading to the rear garden area which is mainly laid to lawn together with seating area, outside Wc and small storage unit. A pathway runs to the side with onward access into the utility/boot room with a timber gate taking you to the front.

### Location

The Property Is Within Easy Walking Distance Of The Village's Amenities And Provides Excellent Road Links To The A55 Expressway With Onward Access To The Popular Villages Of Rhosneigr & Trearddur Bay Boasting Excellent Watersports Facilities Along With The Port Of Holyhead Together With A Short Drive To The Mainland. Viewing Is Highly Recommended And We Understand That There Will Be No Onward Chain.

### Council Tax Band D

### Exact Location

what3words ///parading.supporter.parsnip

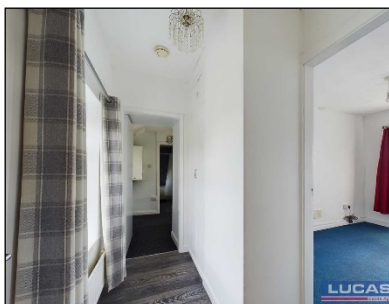
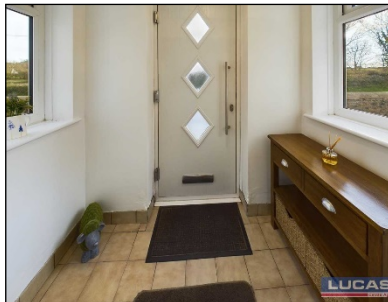
<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

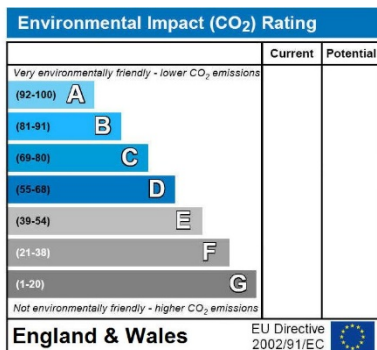
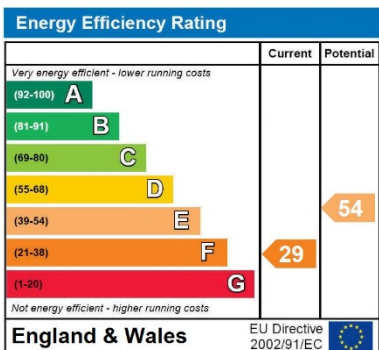
### Note to Customers

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<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2602-4300-2707-4055>

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