



Cartref Tyddyn Gyrfa Estate Cemaes LL67 0LF  
Freehold Detached Bungalow  
£295,000

- Very Spacious Detached Bungalow Set Within Generous Gardens
- 4 Bedrooms/1 Bathroom/3 Receptions
- Set In The Heart Of This Pretty Seaside/Harbour Village On The North Coast Of Anglesey
- Easy Walking Distance Of The Main High Street & Its Amenities
- Chain Free
- Ample Off-Road Parking & A Garage Along With Plenty Of Space For A Boat/Motor Home Or Trailer
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas Fired
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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 Very Spacious Detached Bungalow Set Within Generous Gardens Located On This Popular Residential Estate In The Village Of Cemaes. Set In The Heart Of This Pretty Seaside/Harbour Village On The North Coast Of Anglesey Renowned For Its Excellent Coast Walk, Bird Sanctuary, Golf Course And Lots Of Lovely Coves And Beaches.

Cartref Is Within Easy Walking Distance Of The Main High Street & Its Amenities, Together With Having The Added Benefit Of Being Close To The Coastal Path, Leading Down To The Harbour Front.

The Bungalow Is Set Within Generous Gardens & Offers Ample Off-Road Parking & A Garage With Plenty Of Space For A Boat/Motor Home Or Trailer With The Added Benefit Of Having No Onward Chain.

The accommodation which benefits from LPG Gas central heating and double glazing briefly comprises door into front porch with door leading into an L shaped hallway with slingsby style ladder to loft space, built in cloaks cupboard, built in airing cupboard and doors leading off into the living room with stone fireplace an surround with inset gas fire, window to front aspect, parquet flooring, French doors into the dining room with serving hatch to kitchen, window to rear aspect and French doors into the sunroom with windows to side and rear aspect, door through into office/bedroom 4 with built in storage cupboards, window to front aspect.

Continuing off the hallway are doors off into the kitchen briefly comprising base, glass and wall storage cupboards with complementary work surfaces and wall tiling, NEFF eye level double oven, ceramic hob with integrated extractor over, space for free standing fridge, washing machine and dishwasher, breakfast bar ,built in storage cupboard and windows to both side and rear aspect, bedroom 1 with built in wardrobes and window to rear aspect, bedroom 2 with built in wardrobes and window to front aspect, bedroom 3 with built in cupboard and window to front aspect, bathroom briefly comprising panelled bath, built in shower cubicle with mains shower, vanity sink base cupboard, chrome heated towel rail, complementary wall tiling and window to rear aspect. Completing the internal accommodation and adjacent to the bathroom is a separate Wc briefly low flush Wc, complementary wall tiling and window to rear aspect.

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### Externally

Driveway leading to an attached garage with remote control up and over door with very generous lawned gardens to the front of the bungalow with mature shrubs and pathway. To both sides are timber gates with a flagged patio area leading to the rear garden which is mainly laid to lawn with a path taking you to a further flagged patio area with a timber garden shed and a larger storage shed.

### Location

Well, placed in the highly sought after pretty coastal village of Cemaes Bay - an area of outstanding natural beauty in Anglesey. The most Northerly village in Wales. With lots of small independent shops, a convenience store, pubs and an award-winning chip shop all your essential needs are taken care of locally. Cemaes Bay is well placed for the many coastal and rural attractions to be found on the island, in addition to being a convenient travelling distance for the market town of Llangefni, the port of Holyhead and the A55 expressway that links the island with the mainland.

### Council Tax Band E

### Exact Location

what3words ///spectacle.purse.frost

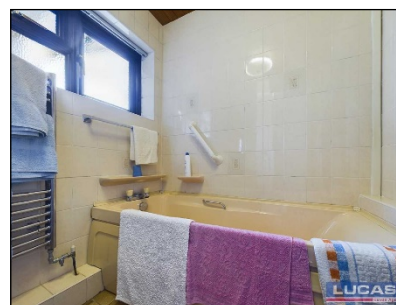
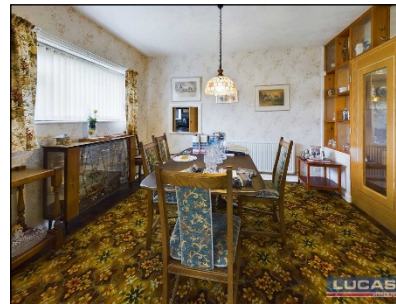
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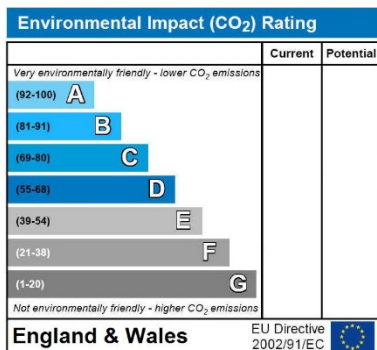
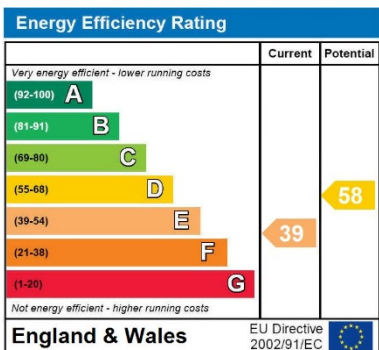
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