



12 Crud Yr Awel Newborough LL61 6SF
 Freehold Detached Bungalow
 £260,000

- Well-Appointed Detached Bungalow Centrally Placed Within The Very Sought After Coastal Village Of Newborough,
- 3 Bedrooms/1 Bathroom/2 Receptions
- Benefitting From Low Maintenance Gardens To Front & Rear Together With Ample Off-Road Parking & A Linked Detached Garage
- Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest
- Chain Free
- EPC E; Council Tax Band D £2112.75 2025/2026; Broadband Up To 56 Mbps
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Night Storage Heaters & Underfloor Heating To Bathroom

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Property Summary

A Well-Appointed Detached Bungalow Centrally Placed Within The Very Sought After Coastal Village Of Newborough, Benefitting From Low Maintenance Gardens To Front & Rear Together With Ample Off-Road Parking & A Linked Detached Garage. The Property Is Only A Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest As Well As The Many Other Attractions Close To Hand. The Bungalow Is Ideal For Downsizers, Families, Retirees, Or Those Seeking A Peaceful Escape Very Near To The Coast & Comes With The Added Benefit Of No Onward Chain. Viewing Both Internally and Externally Is Highly Recommended.

The accommodation which benefits from electric storage central heating and underfloor heating to the bathroom along with double glazing throughout briefly comprises door into a spacious L shaped entrance hallway with a built in cloaks cupboard and a Slingsby style ladder leading up to a very generous attic storage room with power and lighting, doors leading off into the lounge/diner with the lounge offering an attractive wood burning stove set on a slate hearth with steel surround with timber mantel over, coved ceiling, large floor to ceiling picture window to the front aspect overlooking the garden together with a large floor to ceiling picture window to the side aspect boasting glimpses of the mountains in the distance, arched opening through to the dining room with coved ceiling, window to the front aspect overlooking the garden and a serving hatch through to the kitchen.

Continuing off the entrance hall are further doors leading off into the kitchen with base and wall storage cupboards with complementary work surfaces, space for free standing slot in electric cooker with extractor above, space for free standing washer, dryer and dishwasher with solid block worktop over, space for free standing American style fridge/freezer, coved ceiling low maintenance flooring, external door to side pathway with adjoining window to side aspect and serving hatch through to the dining room.

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Further doors off the hallway into the king size bedroom 1 with a bank of built in wardrobes with louvred doors, coved ceiling and window to rear aspect overlooking the garden, double bedroom 2 with two single wardrobes with louvred doors, vertical electric wall mounted radiator, coved ceiling and window to rear aspect overlooking the garden, double bedroom 3/office with coved ceiling and window to side aspect, contemporary style L shaped bathroom suite with under floor heating and briefly comprising a cantilever back to the wall Wc, vanity sink unit with round bowl set on quartz top with mixer tap and storage cupboards under, stylish walk in electric shower with glass screen along with complementary tiled walls and mosaic flooring, chrome heated towel rail, recessed lighting, complementary floor and wall tiling and frosted window to side aspect, very useful separate Wc with low flush Wc, slimline floor standing vanity sink with mixer tap, extractor fan and complementary floor and half tiled walls.

Externally

The property benefits from a driveway offering ample off-road parking leading to a link detached single garage with power and lighting, window to rear, separate door leading out to the rear garden and a metal up and over door. Low maintenance garden to the front with established hedge providing a sense of privacy, with pathways to side of the bungalow leading to the rear. The rear garden which is also low maintenance offers a raised flagged patio area and is the perfect space for outdoor dining and entertaining, overlooking a low-maintenance slate-covered garden with raised beds, lean to greenhouse, water point and timber panelling providing a degree of privacy whilst allowing glimpses of the mountains in the distance.

Location

The small village of Newborough lies on the edge of forests and dunes at the southwest corner of Anglesey. Close by is Llandwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day.

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Anglesey has miles of coastline with a full coast path walk. For the more energetic there is Kite surfing off Niwbwrch beach and sailing from Plas Menai in the Menai straights. There are boat trips from various towns on the Island including trips out to Puffin Island from Beaumaris and fishing trips from various harbours. A little further afield you can be in Snowdonia National Park within a 20minute drive. Cog track trains to take you up the Yr Wyddfa (Snowdon) mountain from Llanberis. A narrow-gauge railway running from Caernarfon to Porthmadog runs around the base of Snowdon (Yr Wyddfa) or from Porthmadog up to Blaenau Ffestiniog.

For those with a strong heart there is Zip World Velocity 2 running at up to 100mph through underground caverns or Zip World Penrhyn Quarry across the lake beneath. Also Canopy tree walks and zip wires.

Agents Notes

The property is of standard construction under a tiled roof.

The property is within the Niwbwrch town area and therefore currently a key is provided for access to the residents' car park in Niwbwrch forest along with access to the forest itself.

Free standing kitchen appliances included in the sale.

Council Tax Band D £2112.75 2025/2026

Broadband Up To 56 Mbps

Exact Location

what3words ///century.limitless.cunning

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.

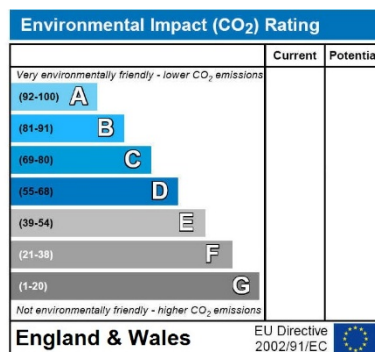
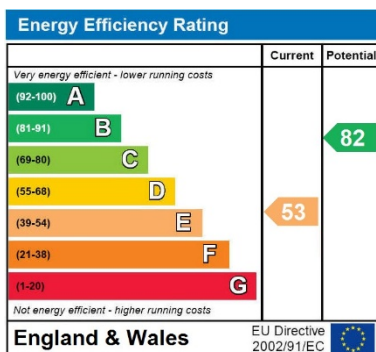
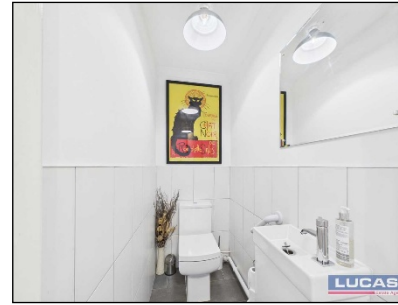
Note to Customers

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