



86 Nant Y Felin Pentraeth LL75 8UY
Freehold Detached Bungalow
NEW PRICE £299,000

- Very Well Appointed & Extended Detached Bungalow In Quiet Cul De Sac On Popular Residential Estate
- 3 Bedrooms/1 Bathroom/2 Receptions
- Superb Landscaped Rear Garden/Entertaining Area With Studio/Crafts Room
- Ample Off-Road Parking For Several Vehicles
- Easy Walking Distance Of Village Amenities Including A Primary School, General Store/Petrol Station Plus A Takeaway Food Outlet A Public House
- Close To The Popular Seaside Village Of Benllech And Within A Few Miles Off The A55 Expressway
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Gas
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Property Summary

A Very Well Appointed & Extended Detached Bungalow Located In A Quiet Cul De Sac On This Popular Residential Estate In The Village Of Pentraeth. The Property Offers Spacious Accommodation Throughout With A Particular Focal Point Being The Attractive & Private Landscaped Rear Gardens & Entertaining Area That Make A Great Sun Trap & Al Fresco Space To Relax And Enjoy. A Great Growing Family Home Or Equally Suitable Property For Downsizing To Having Been Modernised & Decorated By The Current Owner. Also Benefiting From Ample Off-Road Parking & Garden To Front & Within Easy Walking Distance Of Village Amenities Including A Primary School, General Store/Petrol Station Plus A Takeaway Food Outlet A Public House And Various Other Shops. Pentraeth Is Conveniently Located Close To The Popular Seaside Village Of Benllech And Within A Few Miles Off The A55 Expressway For Easy Commuting Across Anglesey Or Onto The Mainland.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into entrance hallway with built in storage cupboards, solid oak flooring, door through into the living room with fireplace and built in log effect LPG gas stove set on marble/granite hearth, coved ceiling, windows to both front and side aspects. Continuing off the entrance hallway is an opening through to the inner hallway with solid oak flooring, electric wall mounted heater, access to loft space, door off into kitchen briefly comprising base and wall storage cupboards, drawer pack, tall wall glass display units, semi-integrated dishwasher, space for slot in electric cooker with integrated extractor over, washer & tumble dryer, complimentary work surfaces with upstands and splash backs, ceramic tiled flooring. A square opening then takes you onward into the sunroom/breakfast room with bi fold doors leading out to the landscaped rear gardens, ceramic tiled flooring, space for tall fridge/freezer, opening through into a spacious dining room with French doors leading out to the front driveway and gardens with separate French doors leading out to the landscaped rear gardens & tiled flooring together with further base storage cabinets with glass display units over set on complimentary work surface.

Continuing off the inner hall are doors leading off into bedroom 1 with modern coal effect electric fire set on timber hearth, window to rear aspect, bedroom 2 with mirrored double robe and bridging storage units, window to side aspect, bedroom 3 with window to side aspect and completing the internal accommodation is the four piece bathroom with concertina door and briefly comprising panelled bath, low flush wc, pedestal wash hand basin, corner shower cubicle with mains shower, complimentary tiled walls, low maintenance floor covering and frosted double glazed window.

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Externally

Wrought iron gates lead on to the driveway providing ample off-road parking for several vehicles with lawned garden and mature hedges bordering the property together with a sheltered refuse area. A path runs along the side of the bungalow leading to a timber gate with onward access to the enclosed rear gardens. The rear garden has been creatively landscaped to provide the owner with a fabulous entertaining area and sun trap and briefly comprises three sections including a corner studio/crafts room with French style doors with power and lighting, pergola seating area surrounded by mature blossom providing plenty of colour, a central section with ample space for outdoor furniture and a flagged dining area perfect for al fresco dining and ideally positioned just off the dining room and completing the rear garden is a useful storage building.

Location

Only A Few Minutes' Walk Into Pentraeth Which Offers A General Store/Petrol Station Plus A Takeaway Food Outlet A Public House And Various Other Shops. Pentraeth Is Conveniently Located Close To The Popular Seaside Village Of Benllech And Within A Few Miles Off The A55 Expressway For Easy Commuting Across Anglesey Or Onto The Mainland.

Council Tax Band C

Exact Location

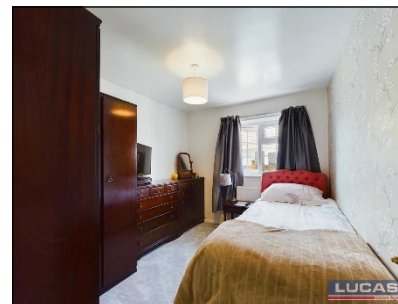
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

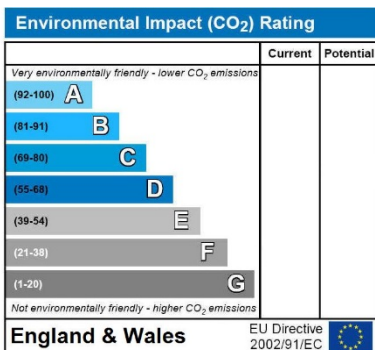
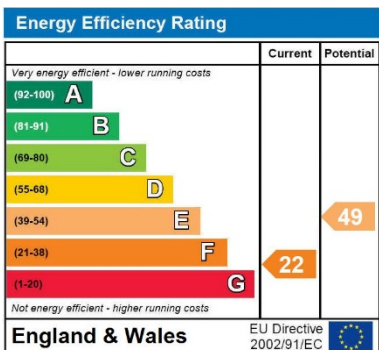
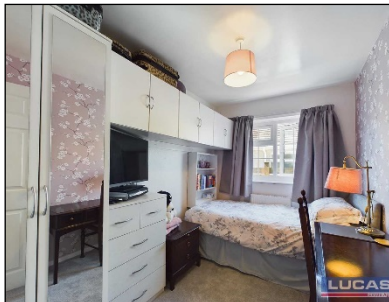
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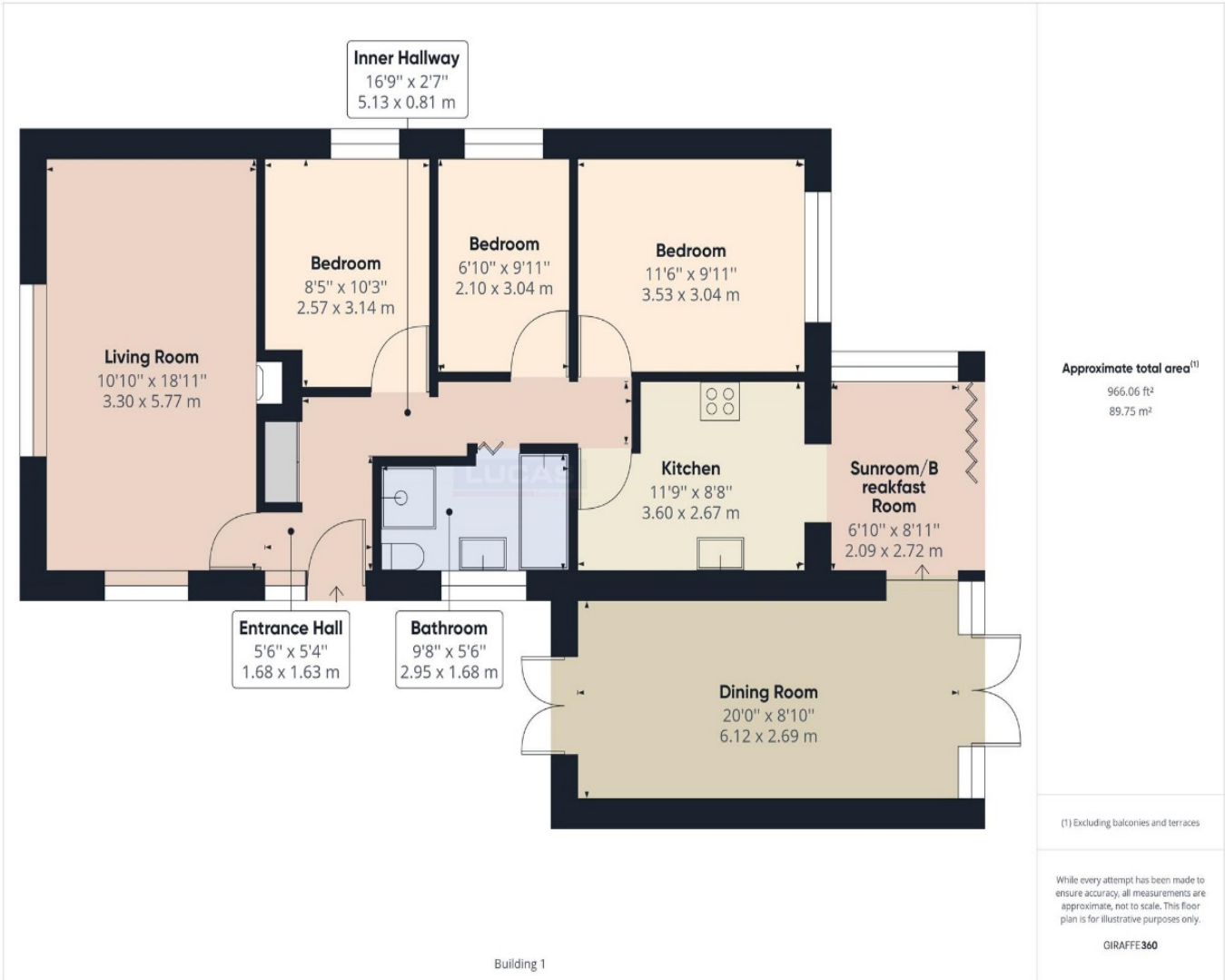


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Approximate total area⁽¹⁾
42.23 ft²
3.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DIRAFFE360

Approximate total area⁽¹⁾
1008.29 ft²
93.67 m²

(1) Excluding balconies and terraces

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