



Tom Parry

Swyn Y Grug, 8 Pant Yr Onnen Estate, Llanfair, LL46 2SE

£399,995

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Swyn Y Grug presents a rare opportunity to purchase a stunning detached bungalow in the highly sought after location of Llanfair. With a unique blend of contemporary styling internally and breathtaking natural beauty externally, this three bedroomed - well proportioned property - is perfect for families and those seeking a peaceful retreat.

As you enter, you are greeted by an inviting chic hallway which leads into an open-plan kitchen diner, designed for both functionality and style. This space is ideal for entertaining guests or enjoying family meals while taking in the stunning sea views that can be admired from every window. The lounge to the side is both cosy yet generous and provide ample space for relaxation and leisure, ensuring that there is room for everyone to unwind.

The elevated position of the bungalow enhances the spectacular vistas, making it a truly special place to call home. The property also boasts parking for up to three vehicles, a rare convenience in such a desirable location.

For those looking to make this home their own, there is significant potential for further enhancement, with full planning already granted for an extension to the side. This opportunity allows you to tailor the property to your specific needs and desires, ensuring it meets your lifestyle perfectly.

In summary, this contemporary bungalow not only offers stylish living spaces and stunning views but also the potential for future development. It is a rare find in Llanfair, making it an excellent choice for anyone seeking a beautiful home in a tranquil setting. Don't miss the chance to make this exceptional property your own.

HALLWAY

6.68 x 1.31 (21'10" x 4'3")

Tiled floor, radiator, loft access, storage cupboard, doors leading to

LOUNGE

3.52 x 5.31 (11'6" x 17'5")

Light and spacious room with triple aspect windows enjoying far reaching sea views, feature stone fireplace with inset multi fuel burning stove, radiator, laminate flooring

KITCHEN/DINER

6.66 x 3.00 (21'10" x 9'10")

Generous open plan room with tiled flooring, triple radiators, french doors in dining area leading to rear patio, open to kitchen which comprises a wide range of wall and base units including integrated "Bosch" electric oven, hob with extractor hood above, black granite worktops, space for fridge/freezer, sink and drainer unit, space and plumbing for washing machine, ceiling spotlights, plinth lighting, window over looking rear garden, door leading to

REAR PORCH

1.28 x 1.50 (4'2" x 4'11")

Door leading to rear garden

BEDROOM 1

3.80 x 3.63 (12'5" x 11'10")

Tiled floor, window to front, radiator, built in storage wardrobes with mirrored doors

BEDROOM 2

3.75 x 3.03 (12'3" x 9'11")

Tiled floor, window to front, 2 radiators,

BEDROOM 3

1.77 x 3.61 (5'9" x 11'10")

Wall to wall storage provided by contemporary built in wardrobes, tiled floor, window to rear, radiator

BATHROOM

Contemporary and stylish suite comprising "P"

shaped bath with rainfall shower above, glazed shower door, wash hand basin with vanity drawers below and mirrored cabinet above, low level w.c., fully tiled walls and floor, chrome heated towel rail, obscured window to rear

EXTERNAL

To the front of the property is a large private driveway with parking for 3 vehicles.

Single garage with up and over door.

A path leads to the rear of the property which is partly laid to lawn. There is a large wooden decking to be found with ample seating areas in which to sit and enjoy the far reaching views over Shell Island and beyond. Dine alfresco here in the summer months and star gaze during the Winter!

A lower grassed area of the garden sees access to a expansive storage area below the bungalow.

External storage facilities.

ADDITIONAL INFORMATION

The vendor has purchased the piece of land directly to the side of the property and has successfully gained full planning permission for a large extension to house an additional bedroom, double size lounge with glass doors leading to large balcony.

Full drawings and plans are available to view on request.

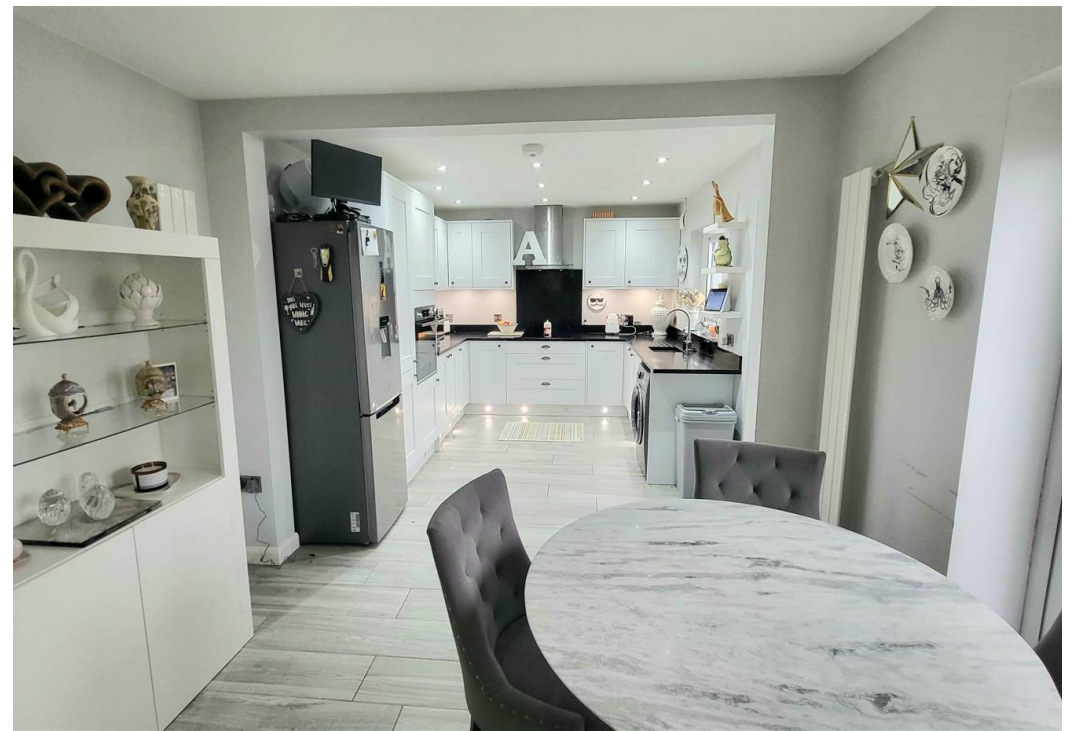
SERVICES

Mains water, drainage and electricity.

Gwynedd Council tax band E

Freehold property







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Energy performance certificate (EPC)			
8 Point Yr Carbon Estimate		Energy rating	B
Llandanwg Llanelli, ECH			
Valid until:		20 January 2035	
Certificate number:			
2535-8929-6400-0269-5222			
Property type			
Detached bungalow			
Total floor area			
99 square metres			

