



4A Wern Hall

Wern Y Wylan, Llanddona, LL58 8TR

£135,000



A well appointed first floor two bedroom apartment, in good condition throughout, situated within the former Music Hall of Wern y Wylan, which was built as a "folly" village in the inter war period. Situated in an unspoilt rural area about a 10 minute walk to Red Wharf Bay, The apartment is ideally suited as a holiday retreat but can also be lived in permanently. It has an open outlook to the front and off road parking as well as a spacious communal garden.



Ground Floor Porch

Being exclusive to this apartment and not shared.
Hardwood entrance door, terrazzo tiled floor.

Entrance Hall

Having a quarry tiled floor, coat hanging area, electric panel heater, staircase to the first floor accommodation.

Living room/ Kitchen 28'1" x 7'11" average (8.55 x 2.42 average)

Being open plan

Living/Dining Area

Having a wide front aspect window enjoying a rural view towards a nearby forest and the sea. Fireplace surround with polished stone inlay and hearth housing an electric fire. Recessed area suitable for a small dining table, electric panel heater, tv connection.

Kitchen area

Having a modern range of base and wall kitchen units in a matt white finish with contrasting timber worktop surfaces with tiled surround. Integrated ceramic hob with extractor over and electric oven under. Recess for a slim line dishwasher, stainless steel sink unit. Electric storage heater.

Bedroom 2 9'5" x 9'3" (2.88 x 2.82)

Having a front aspect dormer window enjoying fine views of the forest and towards the sea. Storage heater.

Inner Hall

Having a large walk in Store Room (2.10 x 1.00) with fitted shelving.

Bedroom 1 15'1" x 9'5" (4.60 x 2.87)

Having a rear aspect dormer window enjoying views towards a woodland. Electric storage heater.

Shower Room 7'0" x 9'5" (2.14 x 2.87)

Having a modern white suite comprising of a shower recess with thermostatic shower control. Wash basin with cabinet over, WC. Chrome wall mounted electric radiator. Door through to a walk in airing cupboard giving further storage.

Outside

The Wern Hall flats have an open, and recently tarmacadam parking area to the front of each apartment.
Large communal garden to the side for the use of each Apartment with sitting area.

Services

Mains water and electricity. Newly installed communal private drainage system.
Electric heating

Tenure

The Apartment is held on a 999 year lease from 1st January, 1999. The current charges including the ground rent amounts to £720 per annum.
In addition, each Apartment has a share in the freehold, via a company known as Wern Hall Management Company Limited.
Permanent occupation, and holiday occupation is permitted. However, no form of sub letting is permitted either commercial holiday letting or long term letting.

Council Tax

Band B

Energy Rating

Band E

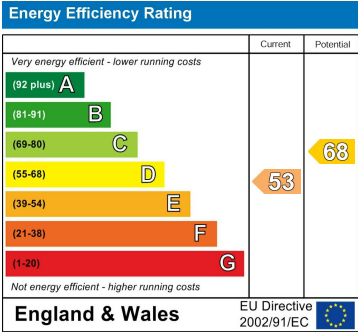
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.