



Gregalach 19 Garth Wen

Llanfaes, Beaumaris, LL58 8PT

Reduced To £325,000



A delightfully positioned detached three bedroom bungalow situated in a favored position on this sought after semi rural estate, enjoying one of the largest plots on the estate. Backing onto open farmland to the rear the bungalow enjoys panoramic views of the Snowdonia mountains, as well as the sea from part. Located within two miles of the historic seaside town of Beaumaris, the bungalow is in need of some upgrading and modernisation, but provides excellent scope for repair to suit the buyer in this popular location.

The accommodation provides a porch, hallway, lounge with rear conservatory, kitchen with utility room, 3 bedrooms and bathroom. Private drive to detached garage. Oil central heating and pvc double glazing.

Sold with no onward chain.



Vestibule Porch

Having a pvc double glazed and arched front door and glazed inner door to:

Entrance Hall

Giving access to all principal rooms

Living Room 17'7" x 13'4" (5.37 x 4.07)

A spacious light room with two rear patio doors to a rear Conservatory, and being either side to a stone surround fireplace opening. Two radiators, tv connection, coved ceiling with pendant light, telephone connection.

Conservatory 15'11" x 8'7" (4.87 x 2.62)

Being in need of repair and with a pvc double glazed surround to three sides and enjoying panoramic southerly views towards the mountains.. Outside door.

Kitchen 13'6" x 9'8" (4.14 x 2.95)

Having dual aspect windows to the front and giving a good amount of daylight, and with an extensive of older style base and wall kitchen units with worktop surfaces and tiled surround. Double drainer stainless steel sink unit, electric hob with extractor over and eye level double oven. Space for a small breakfast table with radiator.

Utility Room 7'4" x 5'10" (2.24 x 1.79)

With a Belfast sink, wall cupboard, space for a washing machine and Firebird oil fired central heating boiler. Larder cupboard and pvc double glazed outside door.

Bedroom 1 12'9" x 9'8" (3.89 x 2.97)

Having extensive range of fitted bedroom furniture to three walls to include a bed recess, fitted wardrobes drawers and dressing table. Rear aspect window enjoying fine views with radiator under.

Bedroom 2 9'9" x 9'1" (2.98 x 2.78)

With a rear aspect window with fine views.

Bedroom 3 9'5" x 8'4" (2.89 x 2.56)

Front aspect window, radiator.

Bathroom 5'8" x 5'0" (1.75 x 1.54)

Having the original suite in white comprising of a steel panelled bath with mixer shower attachment, wash basin, radiator.

Separate WC

Outside

Enjoying one of the largest plots on the estate and backing onto farmland to the rear with fine rural and excellent mountain views as well as sea views from the upper part of the garden.

A brick paved drive off the estate road gives off road parking and leads to a detached garage. A slightly elevated front garden is laid to lawn with flower borders and leads to a large side and rear garden, being mostly lawn but with many flower borders, bushes and plants, together with three palm trees..

Included is a timber garden shed and elevated Summer House with adjoining patio enjoying panoramic sea and mountain views.

To the immediate rear of the bungalow is a Conservatory style Summer House 3.00m x 2.25m with adjoining patio and gazebo.

Detached Garage 18'6" x 8'11" (5.65 x 2.74)

With up and over door and rear personal door and with power and light. Outside water tap.

Services

Mains water, drainage and electricity.

Oil fired central heating system

Pvc double glazed windows and doors and pvc fascia boards.

Tenure

The bungalow is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax

Band E

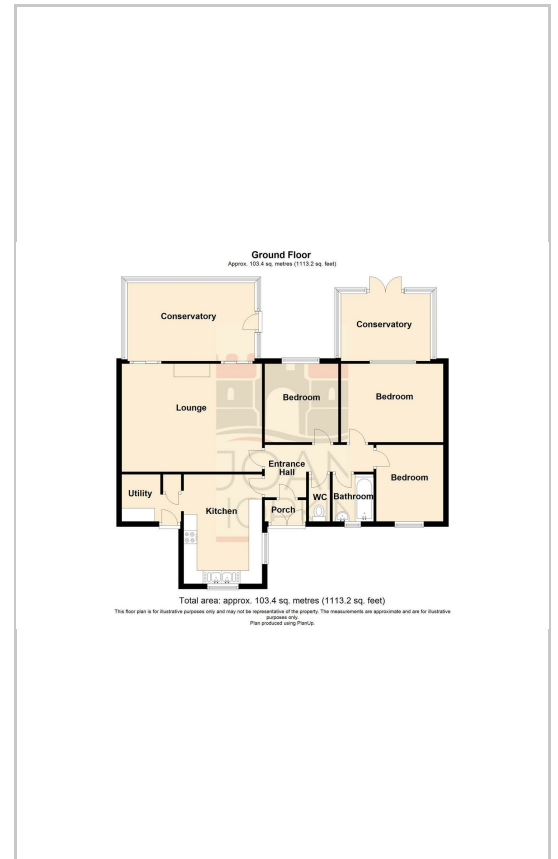
Energy Certificate

Band D

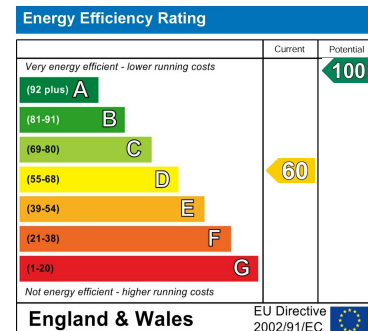
Area Map



Floor Plans



Energy Efficiency Graph



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