



Barlada

Llanddona, Beaumaris, LL58 8TU

£550,000



An outstanding and substantial detached dormer style bungalow, built in 2008 in a private non estate location in this rural village, yet two miles to the historic seaside town of Beaumaris, and about a mile to Llanddona's "hidden gem" sandy beach. Having been recently refitted with quality kitchen and bathroom fittings, the interior must be viewed to appreciate the quality and size of the accommodation provided. Spacious plot with ample off road parking and detached double garage, the rear in particular enjoys excellent privacy bounded by a small woodland on "Common" land.

Originally built as a four bedroom house, one is presently used as an additional sitting room, while two of the bedrooms are en suite together with a family bathroom. The 22 foot farmhouse style kitchen has been recently refitted by Wren, while a 22 foot lounge complements the living accommodation. Oil central heating, double glazing and detached garage.

Most worthy of internal viewing



Open Vestibule

With brick paved entrance path from the driveway. Pvc double glazed entrance door and two glazed side panels.

Large Hallway 22'1" x 7'0" (6.75 x 2.15)

Having a feature stained oak floor finish which extends to much of the ground floor. Double cloak cupboard, radiator, staircase to the first floor.

Cloak Room

With a WC, wash basin, tiled floor.

Lounge 22'2" x 12'5" extending to 14'6" (6.76m x 3.81m extending to 4.42m)

Having a large front aspect window giving a good amount of natural daylight. Double opening doors from the Hallway, coved ceiling with two pendant lights, tv connection.

Kitchen/Dining Room 22'8" x 10'11" (6.93 x 3.34)

Having been recently refitted with a comprehensive range of base and wall units by Wren in a contemporary grey finish with contrasting light worktop surfaces and upstands, with under pelmet lighting, and to include a sink unit under a rear aspect window which overlooks a Common land woodland. Included is a Rangemaster oven with 6 ring ceramic hob and 2 ovens and extractor over. Included is a dishwasher and other electrical appliances are available if required. Worcester oil fired central heating boiler.

At the other side of this room is a good sized dining area with solid oak flooring throughout, inset ceiling lights, radiator, and double opening doors to a rear patio area.

Utility Room 10'11" x 8'8" (3.33 x 2.65)

Having fitted cupboards and worktop surface with space under for a washing machine and dryer and ample room for a second freezer. Rear aspect window with radiator under.

Bedroom 2 12'9" x 11'3" (3.91 x 3.44)

Having a rear aspect window with radiator under.

En-Suite

Having a white suite complimented by a slate effect flooring and including a wide shower enclosure with thermostatic shower control, WC, wash basin, towel radiator.

Sitting Room/ Bedroom 4 12'6" x 12'3" (3.83 x 3.75)

With a large front bay window with radiator under. Coved ceiling and tv connection. This room was originally designed as a fourth bedroom if required.

Family Bathroom 7'4" x 7'4" (2.24 x 2.24)

Recently refitted with a white suite complemented by fully tiled walls and oak panelled floor. "P" shaped bath with thermostatic shower control and curved shower screen. Wash basin in a vanity cupboard, WC. Chrome towel radiator.

Landing

With radiator, and access to a large walk in Wardrobe (12'x 11'6") with good central head room

Bedroom 1 22'9" x 19'1" (6.95 x 5.84)

A very large bedroom area being naturally light with four velux windows to the rear with radiator under. Tv connection.

En-Suite 11'9" x 5'6" (3.60 x 1.70)

Having been recently refitted with a spacious shower enclosure with thermostatic shower control, wash basin WC shelving and radiator.

Bedroom 3 19'11" x 16'2" (6.09 x 4.93)

Again with four rear aspect velux windows giving good natural daylight, radiator, tv connection.

Outside

A light graveled stone drive leads to the front of the house to give good off road parking for several cars and with a hard standing to the side of the garage for a boat/caravan. This drive also leads to a detached double garage.

The gardens are found mostly to the front laid to lawn with borders and access either side to a very private rear garden area with a patio area adjacent to the rear kitchen doors and a further paved patio to the side. The rear garden adjoins a woodland which ensures the privacy of this area.

Double Garage 19'9" x 19'9" (6.03 x 6.03)

Having a motorised main front roller door and separate rear personal door. Extensive cupboards and shelving and work top surfaces.

Services

Mains water, drainage and electricity.

Oil fired central heating.

Pvc double glazed windows, doors and pvc fascia boards.

Tenure

The property is freehold and this will be confirmed by the Vendors conveyancer.

Council Tax

Band F

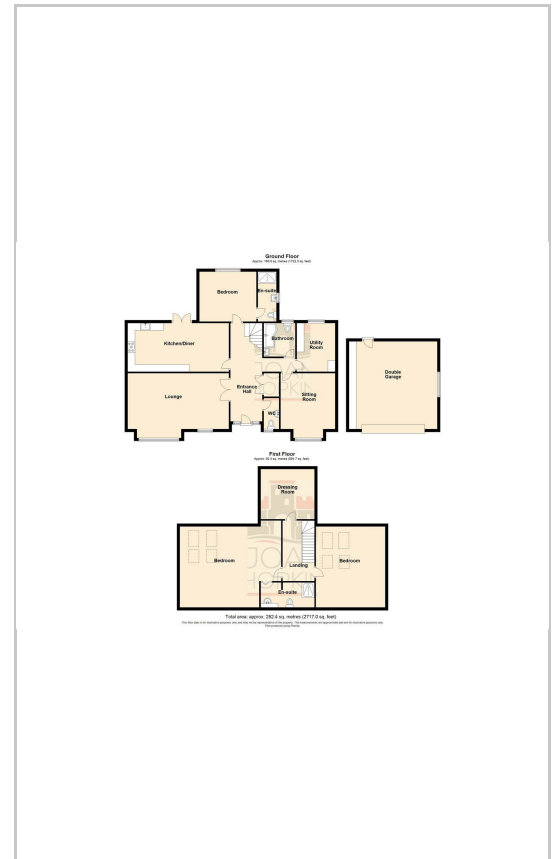
Energy Efficiency

Band C

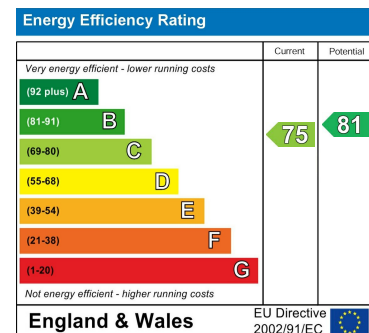
Area Map



Floor Plans



Energy Efficiency Graph



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