



Y Dorlan Lon Glan Rhyd

, Llanddona, LL58 8TS

£595,000



An opportunity to purchase a spacious individually designed detached bungalow, standing within its own garden of generous size plus a paddock to the rear of about half an acre. Situated rurally with superb countryside and distant mountain views, yet is only 3 miles to the seaside town of Beaumaris, and about 15/20 minutes drive to the University City of Bangor. The property benefits from wood grain effect Pvc double glazing and oil fired central heating serving the accommodation comprising: Entrance vestibule, Inner Hallway, Lounge, spacious Kitchen, Dining Room and Conservatory Off, Utility Room, 4 Double Bedrooms with built-in wardrobes, modern Shower Room/WC and Family Bathroom. Internal Viewing is Highly Recommended.



Entrance Vestibule

PVC double glazed door with side panel to wide entrance vestibule. Radiator. Coving to ceiling with light. Timber glazed panel double doors opening to the hallway.

Hallway

A spacious inner hallway with walk-in linen cupboard having timber slatted shelving, radiator and light. Two radiators, three wall light points and access hatch to spacious roof space with potential to convert,(subject to the necessary approvals).

Lounge 15'6" x 13'7" (4.722 x 4.145)

Open fire with timber surround, marble inset and hearth. PVC double glazed bow window to front elevation. Radiator. Coving to ceiling with pendant light.

Kitchen 16'7" x 13'10" (5.065 x 4.224)

A spacious kitchen fitted with wall mounted display cabinets and Grey timber fronted wall and base units with roll edge work tops and tiled splash backs. Inset 1.5 stainless steel sink unit with mixer tap. Integrated 'Beko' dishwasher. Built-in into the corner is 'Hotpoint' double oven and ceramic hob with extractor over. Tiled flooring, radiator and coving to ceiling with three directional spotlights. PVC window to the rear framing views over farmland and mountains beyond. door to hallway, utility and feature opening to the dining room.

Dining Room 15'0" x 14'0" (4.580 x 4.266)

Feature corner recess with inset slate hearth. PVC double glazed door to external raised timber decked patio with balustrade and PVC double glazed sliding patio door to the conservatory. Radiator. Coving to ceiling with central light.

Conservatory 11'9" x 10'5" (3.594 x 3.171)

PVC double glazed conservatory built onto brick plinth with exit door to garden area. Radiator. Three directional lights to ceiling.

Utility Room 11'3" x 9'11" (3.434 x 3.026)

A larger than average utility fitted with high gloss fronted base units with roll edge work surface over and tiled splash backs. Inset single drainer sink unit with hot and cold taps. Space and plumbing for washing machine. Radiator. Coving to ceiling with three directional spotlights. PVC rear exit door, door to shower room/WC and door to hallway.

Shower Room/WC 7'1" x 6'8" (2.168 x 2.028)

A modern suite of quality comprising: Double shower cubicle with glass door and thermostatically controlled shower unit. Button flush WC and pedestal wash hand basin with mixer tap. Chrome towel radiator, vinyl tile effect floor covering and five inset spotlights to ceiling. PVC double glazed window to the rear.

Bedroom 1 12'6" x 12'0" (3.815 x 3.649)

Front aspect PVC double glazed window. Built-in His and Hers double wardrobes, providing excellent storage space. Radiator and coving to ceiling with pendant light.

Bedroom 2 12'5" x 12'0" (3.781 x 3.663)

PVC double glazed window to front elevation overlooking the garden. Built-in His and Hers double wardrobes. Radiator and coving to ceiling with pendant light.

Bedroom 3 13'10" x 10'0" (4.208 x 3.046)

Rear aspect PVC double glazed window framing country side and distant mountain views. Fitted double wardrobes with double doors and corner shelving. Radiator and coving to ceiling with pendant light.

Bedroom 4 13'9" x 10'0" (4.196 x 3.046)

PVC double glazed window with views of farmland and mountains. Fitted double wardrobes with double doors and corner shelving. Radiator and coving to ceiling with pendant light.

Bathroom/Shower/WC 9'11" x 9'5" (3.026 x 2.877)

A spacious room with modern four piece suite comprising: Roll top claw foot bath with fountain mixer tap, corner shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin again with fountain mixer tap and button flush WC. Finished with sparkling glitter granite effect splash backs and wood effect flooring. Wall mounted chrome towel radiator, extractor and PVC double glazed window to the front elevation.

Attached Garage 22'10" x 11'1" (6.953 x 3.385)

A generous sized garage with up and over door, rear personal door and window. Floor standing oil fired 'Worcester Greenstar Heatslave25/32' central heating boiler. Power and light.

External

Y Dorlan stands on a generous plot mainly laid to lawn together with adjoining paddock measuring approximately half an acre, considered ideal for livestock small horse/pony. Attractive block paved driveway providing ample parking for several vehicles which leads to attached garage with side carport. Brick paved pathways to the front lead to the main entrance with side patio area and pergola just off the Conservatory with raised flower borders. To the rear is a raised decked patio and flagged drying area and timber shed. To the other side of the bungalow there is a gate giving access to the enclosed paddock.

Energy Performance

Band D

Council Tax

Band E

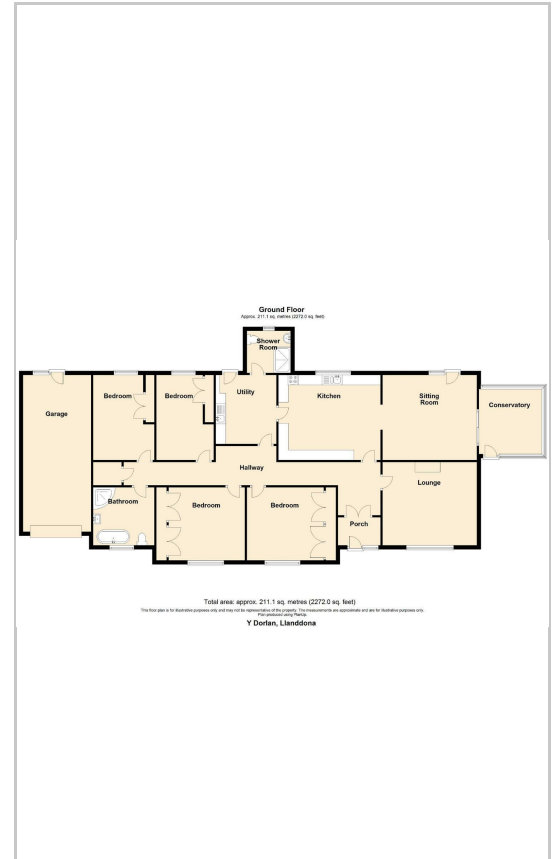
Tenure

Freehold

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP
Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk https://www.joan-hopkin.co.uk