



5 Tros Yr Afon, Llangoed, LL58 8AT

£224,950

SALE AGREED

Back available for sale - A refurbished and modernised two bedroom semi detached bungalow, situated in a quiet cul de sac within the village, being walking distance of the village shop, and two miles to the popular seaside town of Beaumaris. The accommodation briefly comprises: Spacious lounge with bi-folding doors opening to the balcony area, modern kitchen diner with fitted appliances, two double bedrooms and modern shower room/WC. The bungalow benefits from oil fired central heating and PVC double glazing throughout. Tarmac driveway allowing ample off road parking and leading to single garage, lawned front and rear enclosed garden area.

Don't miss out on the opportunity to make this bungalow your own and enjoy the relaxed pace of life in Llangoed. Book a viewing today and discover the potential this property holds for you!

Entrance

Composite steps leading up to PVC double glazed entrance door opening to the hallway.

Hallway

L shaped inner hallway with laminated wood flooring, built in cloaks cupboard, tall wall radiator, access to roof space and four inset downlights to ceiling. Large opening to:

Kitchen Diner 12'6" x 9'9" (3.821 x 2.98)



A modern kitchen fitted with integrated appliances to include: Beko slim-line dishwasher and fridge, . White high gloss fronted wall and base storage units with granite effect work surfaces over. One & a half bowl single drainer sink unit with a swan neck/shower head and mixer tap. Built-in Beko electric fan oven and Beko ceramic hob with glass/stainless steel extractor canopy over. Laminated wood flooring and nine inset downlights to ceiling. Radiator. Double aspect rear and side PVC double glazed windows.

Lounge 17'9" x 11'5" (5.42 x 3.48)



PVC double glazed bi-folding doors opening to the balcony area. Laminated wood flooring, radiator, eight inset downlights and pendant light.

Balcony 16'0" x 6'8" (4.89 x 2.05)



Having composite decking and steps leading down to the rear garden area.

Bedroom 1 13'0" x 11'5" (3.98 x 3.48)



A double bedroom with front aspect PVC double glazed window, laminated wood flooring, radiator and pendant light.

Bedroom 2 11'8" max x 11'4" (3.56 max x 3.47)



Second double bedroom also with front aspect PVC

double glazed window. Laminated wood flooring, radiator and pendant light.

Shower Room/WC 7'4" x 6'7" (2.26 x 2.03)



Modern white suite comprising: Button flush WC, wall mounted vanity wash hand basin with mixer tap and back lit heated mirror above. Corner shower cubicle with Triton shower. Marble effect plastic panelled splash backs and laminated wood flooring. Radiator and PVC double glazed window.

External



Front lawned garden, tarmac driveway allowing ample off road parking and in turn leading to the single garage. Timber gate to rear enclosed garden, mainly lawned with gravelled patio area, useful storage area beneath the balcony with water tap and easy access to the external boiler and oil tank.

Single Garage 17'2" x 8'3" (5.22 x 2.51)

Block built with up and over door, rear window, rubber roof covering, plumbing for washing machine, power and light.

Tenure

Understood to be Freehold, and this will be confirmed by the vendors conveyancer.

Energy Performance Rating

Band D.

Services

Mains water, drainage and electricity. External 'Worcester Greenstar Heatslave' combi boiler - Oil fired central heating system.

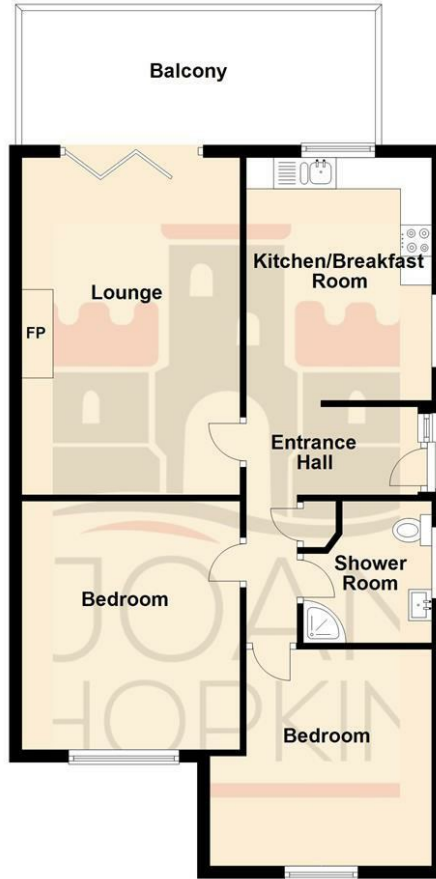
Council Tax

Anglesey Council Band C.

Floor Plan

Ground Floor

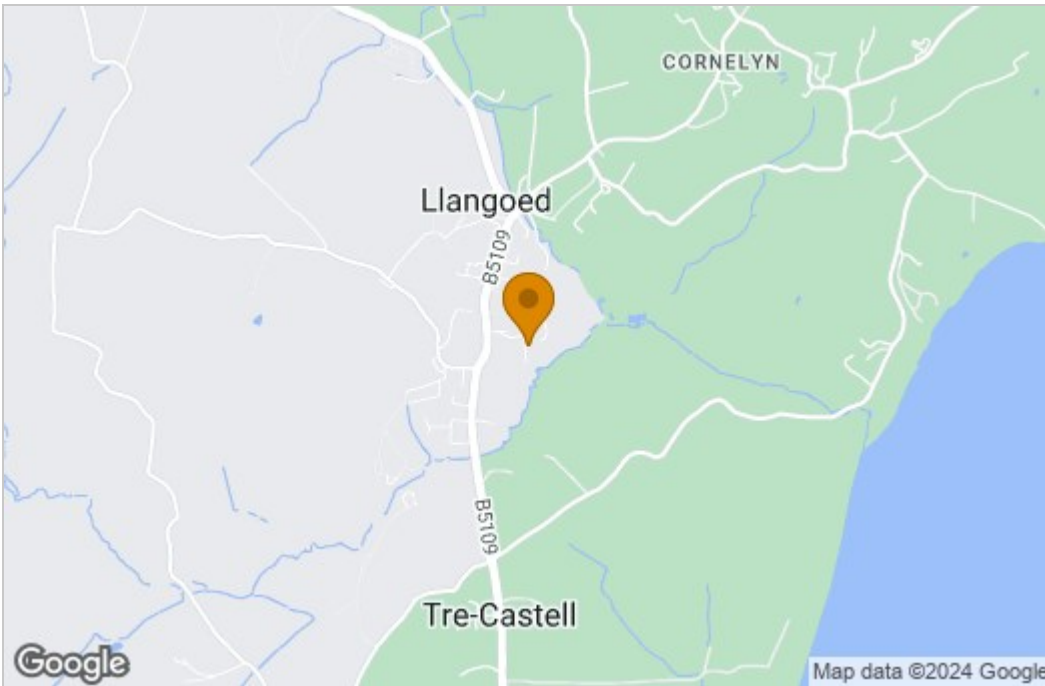
Approx. 68.5 sq. metres (737.4 sq. feet)



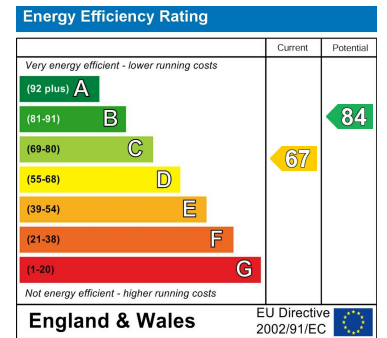
Total area: approx. 68.5 sq. metres (737.4 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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