



## Wyndley , Beaumaris, LL58 8ND

**£695,000**

A highly desirable detached four bedroom family home, individually built on a spacious plot of just under half an acre on the outskirts of the village, backing onto farmland and enjoying very fine southerly views of the mountains to the front. Nicely upgraded with a large entrance hall with cloakroom, open plan lounge/dining room, kitchen with utility, and main en suite bedroom, complimented by a further three first floor bedrooms and bathroom. Double garage, workshop, spacious private gardens, oil central heating and double glazing. Recently re-covered slate roof.

Llangoed is a quiet rural village which has a primary school and village shop. The popular seaside town of Beaumaris is just over two miles away, and Bangor about ten miles distant

Well worthy of inspection to appreciate the property and location.

### **Entrance Hall**

Having a pvc double glazed entrance door and large side window. Attractive Karndene flooring to match the exposed timber staircase to the first floor with glazed balustrades. Spacious cloak cupboard, radiator.

### **Cloak Room**

Upgraded with fully tiled walls and floor, WC, wash hand basin with large mirror over.

### **Lounge 23'3" x 12'5" (7.10 x 3.79)**

A naturally light room having a wide (2.79m) double glazed patio door which enjoys a sunny southerly outlook towards the mountains, together with a further very wide side aspect window which overlooks the gardens, and three smaller windows to the rear. Attractive local stone open fireplace with a slate hearth and timber mantle over. Pendant light with matching wall lights, two radiators, tv point. Wide open plan style opening to:

### **Dining Room 16'0" x 9'5" (4.90 x 2.89)**

With a wide double glazed window overlooking to the rear garden and radiator under. Pendant light with matching wall lights, hatch to kitchen.

### **Kitchen 13'0" x 10'4" (3.98 x 3.15)**

Nicely appointed with an extensive range of base and wall units in a light oak finish with matching solid timber worktop surfaces and tiled surround. Integrated five ring Bosch ceramic hob with stainless steel extractor over, Bosch eye level double oven, and integrated full height fridge/freezer. Recess for a dishwasher, under pelmet lighting and ceiling downlighting, tiled floor, radiator, door to:-

### **Utility Room 10'9" x 6'8" (3.29 x 2.05)**

Having base and wall units (to match the kitchen) with quartz and solid timber worktops and an inset Belfast sink with plumbing for a washing machine under. Tiled floor, internal door to the garage and double glazed door to the rear garden.

### **Main Bedroom 1 13'11" x 11'5" (4.25 x 3.49)**

Enjoying fine mountain views to the front. Small fitted wardrobe, two pendant lights, radiator and further programmable electric heater.

### **En Suite 10'3" max x 10'4" (3.13 max x 3.15)**

Recently upgraded with fully tiled walls and floor and ceiling down lights. Recessed shower enclosure with glazed door and twin head thermostatic shower control. Wash basin with mirror/light over, towel radiator, and further programmable electric heater.

### **First Floor Landing**

### **Bedroom 2 16'7" x 12'5" (5.08 x 3.81)**

Again a naturally light room having dual aspect windows with the front windows enjoying panoramic mountain views with glimpses of the Menai Strait. Mirror fronted eaves wardrobe, radiator.

### **Bedroom 3 13'7" x 12'8" (4.16 x 3.88)**

With a wide gable window overlooking the side garden. Fitted mirror fronted wardrobes, eaves storage area to both sides, radiator.

### **Bedroom 4 13'4" x 7'5" extending to 11'3" (4.07 x 2.27 extending to 3.45)**

Could be used as superb home office/study as it has a near full length front window giving a panoramic views of the mountains and partial sea views. Radiator.

### **Bathroom 10'7" x 5'11" (3.23 x 1.82)**

With a modern suite comprising of a paneled bath with Mira electric shower over and glazed shower screen. Wash basin with mirror over, large linen cupboard, towel radiator.

### **Separate WC**

### **Outside**

A delightful feature of this property are the very spacious gardens estimated at just under half an acre, surrounding the dwelling to give excellent privacy with no immediate neighbours, and surrounded by well established hedging and backing onto open farmland to the rear and looking over fields to the front.

A wide brick paved drive gives ample open parking and turning area and leads to the Double Garage. The majority of the gardens are easily managed lawns with a selection of shrubs and bushes, mature trees and fruit trees. There is a brick paved patio adjacent to the front lounge patio door, which extends around to the side garden area. The rear garden backs onto farm land and includes a good sized pond surrounded by greenery and with water pump.

To the side of the garage is a timber Workshop 2.24 x 1.63 with power and light and further garden shed.

### **Double Garage 16'11" x 16'0" (5.18 x 4.89)**

Having two up and over doors, power and light.

### **Services**

Mains water, drainage and electricity. Oil fired central heating system.

### **Tenure**

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

### **Council Tax**

Band F.

### **Energy Efficiency**

Band F.

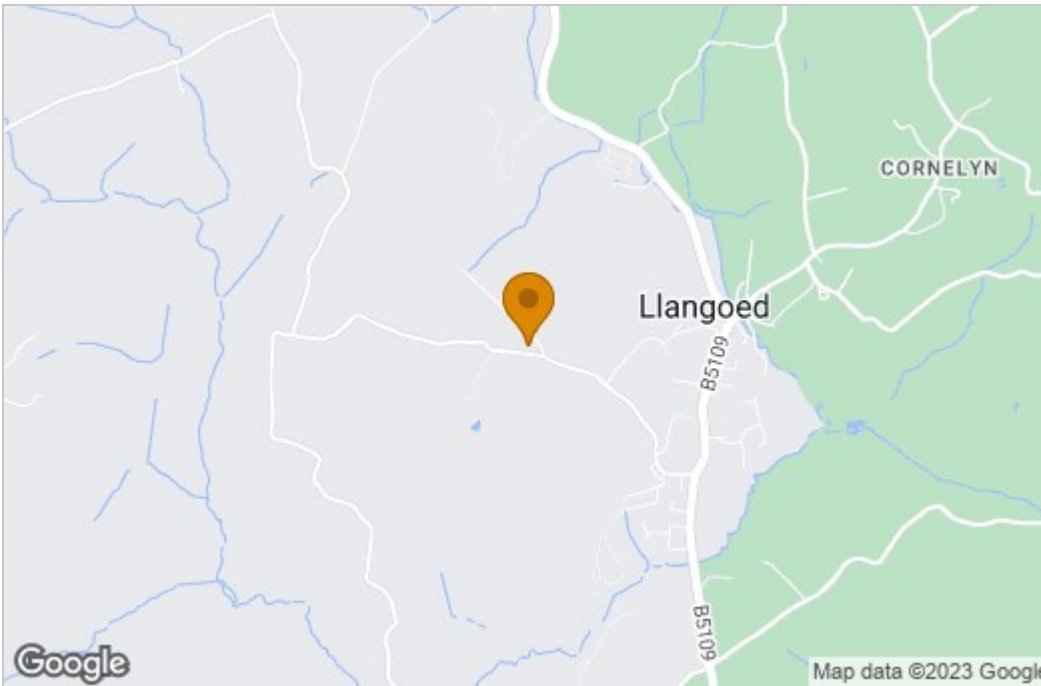
# Floor Plan



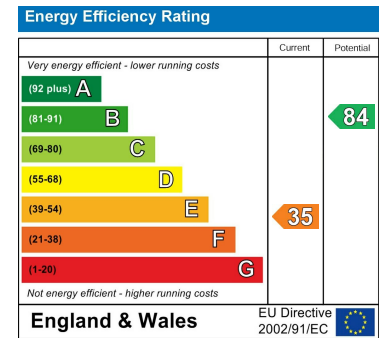
Total area: approx. 210.7 sq. metres (2267.6 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

**Wyndley, Llangoed**

# Area Map



# Energy Efficiency Graph



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