



Orchard End , Llanfaes, LL58 8LR

£575,000

Welcome to 'Orchard End' a well presented and deceptively spacious detached dormer style residence, being highly recommended for inspection. Certainly a home with all modern comforts, situated at Llanfaes, a sought after residential area just over a mile from the historic town of Beaumaris, with the Menai Strait about half a mile distant on this south side of the Island of Anglesey. The excellent accommodation briefly affords: Open vestibule entrance, reception hallway with dog leg balustrade staircase to the first floor accommodation, double aspect lounge with feature fireplace, generous fully fitted kitchen diner, utility room, conservatory, family bathroom, main bedroom with dressing room and en-suite shower room/WC & further ground floor bedroom/study. To the first floor there is a landing area, two large bedrooms (one with fitted furniture) and a family bathroom. The property benefits from, oil fired central heating, wood effect facias & PVC double glazing, detached garage, established walled gardens, ample parking and turning area.

Don't miss out on the opportunity to make this delightful bungalow your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in Llanfaes.

Vestibule Entrance

Covered open area with flagged flooring and oak effect panelled ceiling with light. Oak effect double glazed entrance door and side panel having decorative leaded lights.

Reception Hallway

Spacious hallway having a dog leg balustrade staircase leading up to the first floor landing with built-in storage cupboard beneath. Radiator, coving to ceiling with three pendant lights and two mains smoke alarms.

Lounge 19'2" x 12'7" (5.86 x 3.86)



PVC wood effect double glazed windows to the front and side elevations. Natural stone feature fireplace. with polished hearth and mantle and coal effect electric fan heater. Two wall light points and coving to ceiling with pendant light. Timber framed glazed panel doors opening to the kitchen diner.

Kitchen Diner 27'11" x 10'2" (8.51 x 3.10)



A longer than average room having a wealth of cream fronted fitted floor and wall units to one end with granite effect work surfaces and tiled splash backs. Inset 1 and half bowl stainless steel single drainer sink unit with mixer tap. Recess housing 'Stoves' electric range style cooker with 'Stoves' extractor over. Integrated 'Bosch' fridge and dishwasher. 'Amtico' wood effect flooring. Two radiators, coving to ceiling with pendant light and fourteen inset downlights. PVC wood effect double glazed window to the rear elevation framing the rear garden and patio doors to the conservatory.

Conservatory 13'6" x 8'4" (4.12 x 2.56)



A great addition to this property providing an additional area to sit and relax. and enjoying a private aspect over the rear garden. Having a polycarbonate roof, PVC double glazed windows and double doors opening to the private rear garden area. Wall light point, power points and radiator.

Utility Room 10'1" x 7'6" (3.08 x 2.31)



Cream fronted wall and base storage units with work top and tiled splash backs. Inset stainless steel single drainer sink unit with mixer tap. Under counter space and plumbing for washing machine and dryer. Free standing 'Grant' oil fired central heating boiler. 'Amtico' wood effect flooring. Radiator, extractor and pendant light. PVC wood effect double glazed window and exit door.

Main Bedroom 13'6" x 12'11" (4.14 x 3.94)



A spacious ground floor bedroom with the convenience of a dressing area and en-suite facility. Fitted triple wardrobes. PVC wood effect double glazed window to the front elevation. Radiator, coving to ceiling and pendant light. Door to:

Dressing Area/Fitted Wardrobes 7'6" x 4'2" (2.31 x 1.28)

Two fitted wardrobes, ceiling light and door to:

En-suite Shower Room/WC 7'6" x 5'4" (2.29 x 1.64)



A white three piece suite comprising: Button flush WC, pedestal wash hand basin with mixer tap and corner shower cubicle with 'Mira Sport' electric shower unit. Fully tiled walls, electric shaver point/light, towel radiator, extractor, ceiling light and wood effect PVC double glazed window.

Bedroom 4/Study 10'10" x 9'10" (3.32 x 3.02)



PVC wood effect double glazed window to the front elevation. Radiator, coving to ceiling and pendant light.

Bathroom/WC 8'5" x 8'1" (2.59 x 2.47)



A modern white suite comprising: Corner bath with mixer tap/shower attachment, button flush WC and pedestal wash hand basin with mixer tap. Extractor, ceiling light, tiled splashbacks and electric shaver point/light. Door to linen cupboard with timber slatted shelving. and ceiling light. PVC wood effect double glazed window.

First Floor Landing

Having built-in storage cupboard, radiator, pendant light and 'Velux' window.

Bedroom 2 20'4" x 12'11" (6.20 x 3.96)



A spacious bedroom with fitted furniture comprising: Corner wardrobes, dressing table/desk and drawer/shelf storage unit. Storage to eaves on both sides providing excellent storage space. PVC wood effect double glazed window to the side elevation and 'Velux' window. Radiator and pendant light.

Bathroom/WC 10'7" x 6'5" (3.23 x 1.96)



A modern white suite comprising: Bath with glass shower screen and mixer tap with shower attachment. Button flush WC and pedestal wash hand basin with mixer tap. Extractor, ceiling light, tiled splashbacks and electric shaver point/light. Built-in storage cupboard. 'Velux' window.

Bedroom 3 20'2" x 12'11" (6.15 x 3.96)

Another spacious bedroom with storage to eaves, PVC wood effect double glazed window to the side elevation and 'Velux' window. Radiator and pendant light.

External



Tarmacadam driveway to the front of the property providing ample parking and turning space with access to the detached garage. Walled front garden mainly lawned with a variety of shrubs, fruit trees and access to a greenhouse. Flagged pathways allow easy access to the private rear lawned garden with mature shrubs and fruits trees. Externally the property benefits from a water tap, lighting and timber store shed and greenhouse.

Detached Garage 18'7" x 10'1" (5.68 x 3.09)

A detached block built garage with tiled pitched roof, power/light, up and over door, side pedestrian door and PVC double glazed window.

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating System - 'Grant' free standing boiler.

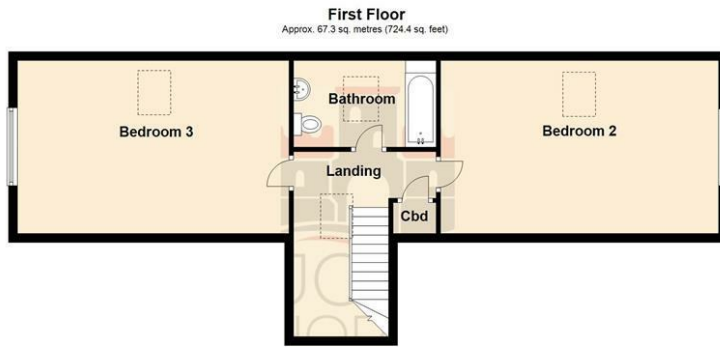
Council Tax

Band F.

Energy Performance Rating

Band D.

Floor Plan



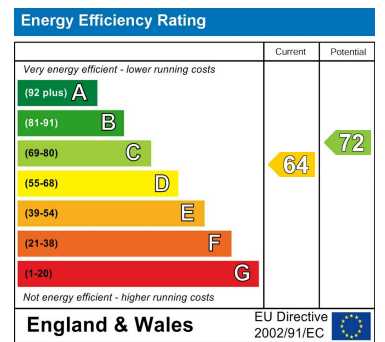
Total area: approx. 220.1 sq. metres (2369.6 sq. feet)

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.

Area Map



Energy Efficiency Graph



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