



## 14 Tyddyn Isaf, Menai Bridge, LL59 5DA

**£239,950**

A deceptively spacious semi detached dormer style 3 bedroom bungalow, to include a former garage which has been adapted and presently provides a further bedroom, shower room and further utility room. It is considered ideal for a growing family with excellent potential. It benefits from a recent central heating system as well as being double glazed, and the accommodation provides: Entrance hall, kitchen, lounge, separate WC, double bedroom and spacious utility room. First floor: Two bedrooms and bathroom/WC. Attached former garage comprises: Entrance hall/utility, bedroom, dressing area and shower room/WC.

No onward chain - Call today to arrange a viewing.

### **Entrance Hall**

PVC double glazed entrance door opening to the hallway comprising: Balustrade turned staircase leading up to the first floor. Radiator and three directional lights to ceiling.

### **Kitchen 9'8" x 9'5" (2.96 x 2.89)**



White high gloss fronted wall and base storage units with granite effect work surfaces and tiled splash backs. Inset single 1 and 1/2 bowl single drainer sink unit with mixer tap. Built-in electric oven and gas hob with extractor over. Under counter space for slimline dishwasher and tumble dryer. PVC double glazed window to the front elevation. Radiator, pendant light and vinyl floor covering. Cupboard housing wall mounted 'Ideal Logic Max Combi C30' gas central heating boiler.

### **Lounge 15'10" x 10'10" (4.85 x 3.32)**



Front aspect PVC double glazed window. Chimney breast with recess housing a cast iron multi fuel stove on a slate hearth. Radiator, telephone point and pendant light.

### **Bedroom 2 11'8" x 10'5" (3.57 x 3.20)**



PVC double glazed window to the rear elevation with distant mountain views. Radiator and pendant light.

### **Utility Room 9'10" x 8'2" (3.01 x 2.49)**



Base storage units with work surface over and inset single drainer sink unit. Plumbing for washing machine. Radiator, pendant light and vinyl floor covering. PVC double glazed window and rear exit door.

### **Separate WC 4'9" x 2'5" (1.47 x 0.75)**

White suite comprising: Wall mounted wash hand basin and button flush WC. Radiator, ceiling light, vinyl floor covering and PVC double glazed window.

### **First Floor Landing**

PVC double glazed window to the side elevation. Built-in storage cupboard. Pendant light.

**Bedroom 1 17'7" x 10'10" max (5.37 x 3.31 max)**



Spacious main bedroom having PVC double glazed window to the rear framing the distant mountain views. Storage to eaves, two radiators and pendant light.

**Bathroom/WC 7'1" x 5'7" (2.18 x 1.72)**



White suite comprising: Panelled bath with glass shower screen and thermostatically controlled shower unit. Button flush WC and pedestal wash hand basin. Plastic panelled splash backs, vinyl floor covering and PVCV double glazed frosted window.

**Bedroom 3 8'3" x 6'2" (2.54 x 1.88)**

PVC double glazed window to the rear with distant mountain views. Radiator, pendant light and vinyl floor covering.

**Attached Former Garage**

Accessed from the rear garden.

**Entrance Utility 6'11" x 5'8" (2.13 x 1.73)**

PVC double glazed entrance door. Plumbing for washing machine. Vinyl floor covering. Ceiling light.

**Bedroom 9'6" x 9'1" (2.90 x 2.77)**



Two PVC double glazed windows. Ample power points, ceiling light and vinyl floor covering. Opening to:

**Dressing Room/Store Area 6'11" x 3'4" (2.12 x 1.04)**

Having timber slatted shelving, pendant light and vinyl floor covering.

**Shower Room/WC 7'4" x 5'8" (2.26 x 1.74)**



Corner shower cubicle with electric shower unit, WC and pedestal wash hand basin. Electric shaver point and ceiling light. vinyl floor covering. PVC double glazed frosted window.

## External



Open block paved front garden area providing off road parking for two vehicles. Enclosed rear garden with crushed slated patio area and lower grassed area.

## Services

All mains services connected.  
Gas central heating system.

## Council Tax

Band C.

## Energy Rating

Band D.

## Tenure

The bungalow is being sold on a Freehold basis and this will be confirmed by the Vendors' conveyancer.

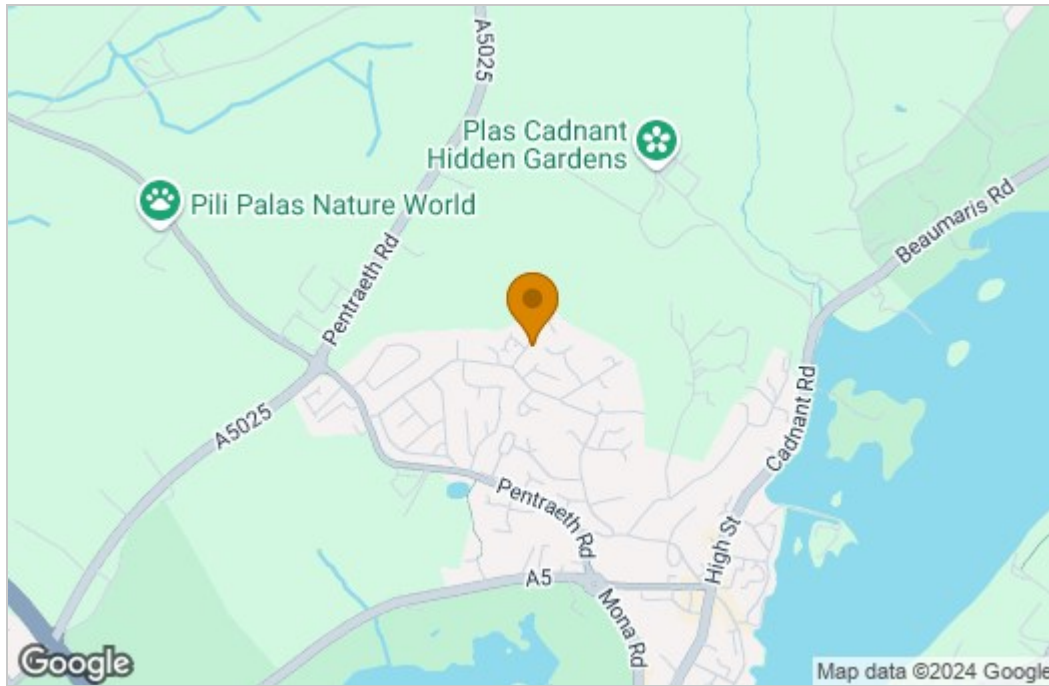
# Floor Plan



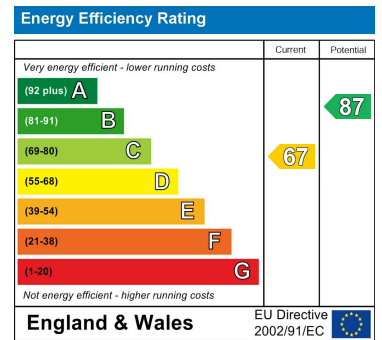
Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

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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