



## Mynydd Hafan , Llanddona, LL58 8UA

**£525,000**

Situated high above Red Wharf Bay in the popular village of Llanddona, some one hundred metres from its local pub, a mile to the village's unspoilt beach and some 3-miles from the historic town of Beaumaris, is this outstanding, individually designed detached bungalow in a semi-rural non-estate location with far-reaching panoramic views of the Snowdonia mountain range beyond. The bungalow enjoys much privacy within its own grounds, and provides three bedroom accommodation as well as having a large open plan living room with feature archways opening to the dining room and kitchen area with door to the utility room. Off the main bedroom is another enclosed balcony area, dressing room and separate WC.

Another addition is the superb sunroom with Italian tiled floor opening out from double-doors to the composite wrap-around decking area with string lighting around the base, raised on railway sleepers to utilise more of the outside space and views. Space at the front of the property too is completely private, flagged to be a remarkable evening suntrap as the sun arches over the south-facing location.

The bungalow was completed in April 2000, benefitting from oil central heating via the upgraded Worcester combi boiler that was fitted externally in 2023, giving ample heat and hot water, full wood effect PVC double glazing with tilt-and-slide wide double-doors, brass light switches and plug sockets throughout, and detached, three-quarter garage, to include full night-lighting externally which illuminates the front of the property and the garage.



**Entrance Vestibule 7'8" x 5'9" (2.34 x 1.76)**



With a double glazed and pattern glass front door and two side panels, ceramic tiled floor, radiator, stained timber panelled ceiling with two inset lights. Door to built in cloaks cupboard. Timber framed glazed door with side panels opening to the lounge.

**Lounge 22'9" x 18'4" (6.95 x 5.61)**



A spacious room having feature archway openings to the dining room and kitchen area. Large sliding patio doors to the conservatory and easy access to the decked balcony area with fine distant mountain views. Feature tiled inglenook style fireplace with timber mantel housing a coal effect electric stove. Laminated wood flooring, decorative coving to the ceilings, two radiators, mains smoke alarm, four wall light points and two inset downlights to the ceiling. Arched opening to:

**Dining Room 9'8" x 5'8" (2.97 x 1.75)**



Having a large PVC double glazed tilt and open low window framing the views. Coving to timber panelled ceiling with two inset downlights. Radiator.

**Conservatory 12'8" x 6'1" (3.87 x 1.86)**



Tiled flooring, glass pitched roof, wall light point, power points and French doors opening to the decked balcony area.



**Kitchen 9'9" x 7'9" (2.98 x 2.38)**



Having a good range of base and wall units in timber with a green painted finish and with green fleck cast iron sink unit. Integrated Neff electric hob with concealed extractor over and electric oven under, Ample worktop surfaces with tiled surround and matching ceramic tiled floor. Pine ceiling with inset lighting.

**Utility Room 7'9" x 4'5" (2.37 x 1.35)**

With ceramic tiled floor, plumbing for a washing machine.

**Inner Hall**

With pine panelled ceiling with inset lighting, feature arch and radiator.

**Main Bedroom 16'2" x 13'0" (4.94 x 3.95)**



With a wide double glazed patio door leading to a private walled balcony 4.95m x 1.75m with southerly outlook with fine distant views of the mountains. Laminated wood flooring. Radiator. Door to:

**Dressing Room 8'4" x 7'9" (2.53 x 2.36)**

Having excellent space for storage and double glazed outside door.

**En- Suite WC 7'9" x 4'7" (2.37 x 1.39)**



Fully refurbished during 2022 - With WC, wash hand basin, ceramic tiled floor and radiator. There is ample room to expand into the adjoining dressing room area to provide a shower if required.

**Bedroom 2 14'4" x 10'0" (4.37 x 3.07)**



Having a large rear aspect window to give fine distant views and a good amount of natural daylight. Radiator.



### Bedroom 3 13'2" x 8'2" (4.01 x 2.48)



With front aspect window with radiator under.

### Bathroom/Shower Room/WC 10'0" x 9'8" (3.06 x 2.95)



Refurbished during 2022 having a modern white suite comprising of a bath with a brass fountain tap fittings, Victorian style mixer shower tap and tiled surround. Wash hand basin, WC and large walk in shower tray with fully tiled surround. Spacious built in cupboard with shelving and radiator. Electric towel radiator, timber panelled ceiling with inset lighting.

### Outside



Access leads to a spacious slate gravelled open parking area for three to four vehicles, having secure 2m tall timber doors to ensure the security of the plot. The gardens extend all around the bungalow and with mature established hedging gives much privacy and not being overlooked. These gardens are mostly gently sloping lawn with numerous shrubs and mature trees. To the rear is a raised decked patio off the conservatory and a further enclosed patio off the main bedroom.

### Detached Garage 16'10" x 13'2" (5.14 x 4.03)

Block built garage with Welsh slate pitched roof, up and over door, power and light.

### Services

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

### Tenure

We are advised by the vendor that the tenure is freehold, and this will be confirmed by the Vendors conveyancer.

### Energy Performance Rating

Epc Band D.

### Council Tax Band

Band F.

### Directions

From Beaumaris, proceed on the B5109 Pentraeth Road. Leaving the town, continue to the top of the hill where you turn right signposted Llanddona. Continue for 2 miles and continue into the village. Continue around the corner at the village pub, and after about 100 meters and just after the 'No Footway' sign, turn right. Mynydd Hafan is the first bungalow on the left.

# Floor Plan

## Ground Floor

Approx. 162.5 sq. metres (1749.5 sq. feet)



Total area: approx. 162.5 sq. metres (1749.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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