



### **3 Gorddinog Crescent, Beaumaris, LL58 8NH**

**£215,000**

A detached bungalow located in the centre of the village of Llangoed and within easy walking distance to local shop, primary school & other amenities. Situated at the end of a private lane the property offers reasonable sized gardens with off road parking and attached single garage. Benefiting from gas central heating (Bottled Gas) and double glazing. Accommodation briefly comprising: Porch entrance, spacious hallway, lounge, ground floor double bedroom, bathroom, dining room, conservatory, kitchen diner and attic bedroom. No onward chain property in need of refurbishment.



**Entrance Porch 6'0" x 3'4" (1.84 x 1.04)**

Having PVC double glazed windows and entrance door. Timber framed aluminium double glazed door and side panel to:

**Hallway 15'6" x 4'4" (4.73 x 1.34)**

Having built-in cloaks cupboard, telephone point, radiator and pendant light.

**Lounge 11'11" 11'11" (3.64 3.64)**



Front aspect PVC double glaze window. Reconstituted brick feature fireplace and tv stand with timber mantel and slate hearth. Radiator and pendant light.

**Bedroom 1 11'4" x 10'11" (3.47 x 3.35)**



Front aspect PVC double glaze window, radiator and pendant light.

**Bathroom/WC 6'4" x 5'5" + recess for door. (1.94 x 1.66 + recess for door. )**



White suite comprising: WC, pedestal wash hand basin and walk-in soaking bathtub with mixer tap/shower attachment. Vinyl flooring, tiled splashbacks, radiator and PVC double glazed window to the rear elevation.

**Sitting Room/Dining Room 11'3" x 10'6" (3.45 x 3.21)**



PVC double glazed sliding patio doors opening to the conservatory. Radiator and pendant light.

### Conservatory 12'6" x 9'7" (3.82 x 2.93)



Having PVC double glazed windows, polycarbonate pitched roof and double doors opening to the rear garden. Tiled flooring, radiator, double power point and pendant light.

### Kitchen Diner 18'6" x 10'5" (5.66 x 3.19)



Matching wall and base units with work top over. Single drainer stainless sink with mixer tap. Built-in oven and ceramic hob with extractor over. Under counter space for washing machine and fridge. Radiator, ceiling light and pendant light. Two PVC double glazed windows and exit door. Staircase with storage cupboard beneath leading up to the first floor.

### First Floor Landing

With storage to eaves, Velux window, radiator and pendant light.

### Bedroom 2 19'3" x 8'7" (5.89 x 2.62)



A spacious room with storage to eaves on both sides along with a built-in storage cupboard. PVC double glazed window to the gable end, Velux window, radiator and two pendant lights.

### Attached Garage 16'10" x 8'5" (5.14 x 2.57)

Timber doors, rear door, wall mounted 'Worcester' combi boiler served by gas bottles, power and light.

### Outside



A nice sized plot with brick paved driveway to the front leading to the garage. Brick paved pathways to both sides leading to the rear walled garden with flagged patio, brick paving and two greenhouses.

### Tenure

Freehold with vacant possession upon completion. This will be confirmed by the Vendors' conveyancer.

### Services

Mains water, electricity and drainage. No mins gas available.

### Council Tax

Band D.

### Energy Performance Rating

Band G.

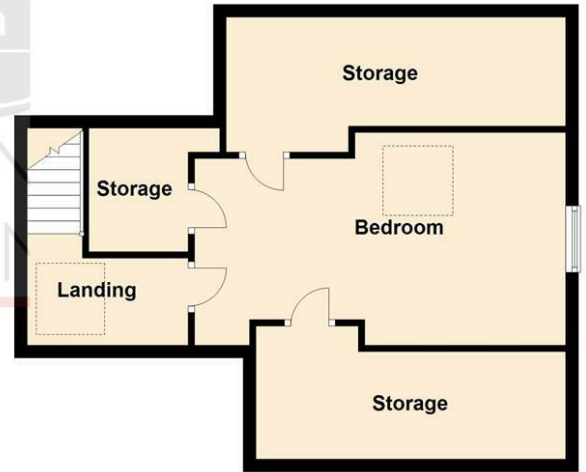


# Floor Plan

**Ground Floor**  
Approx. 81.6 sq. metres (878.7 sq. feet)



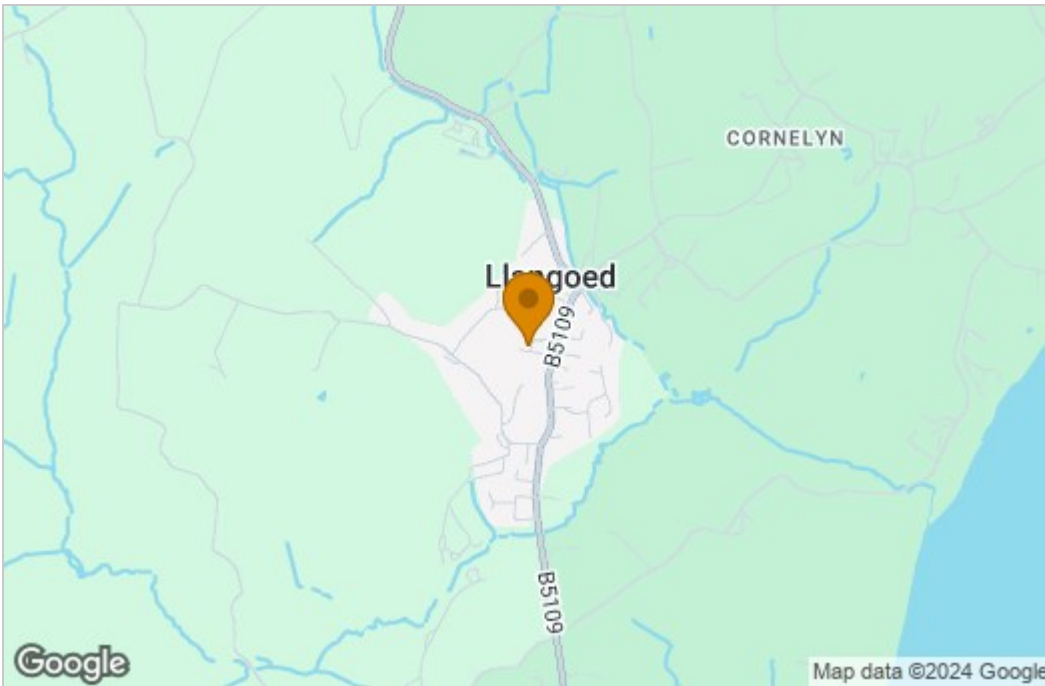
**First Floor**  
Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 128.8 sq. metres (1386.0 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			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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