



Jalna , Llanddona, LL58 8TT

£345,000

Nestled in the charming village of Llanddona, being just a short distance from the picturesque coastal town of Beaumaris, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,078 square feet, the property boasts a lounge with open fireplace and large bay framing the distant countryside and mountain top views.

In addition the well-appointed layout includes an open plan dining room and kitchen, inner utility area, wet room/WC, separate WC and three double bedrooms, the main bedroom having an en-suite shower room/WC.

Externally the property offers driveway parking for two vehicles, side patio area and south facing front lawned garden.

Viewing recommended and to be sold with No Onward Chain.

Entrance Hallway

Recessed entrance area with tiled flooring, ceiling light and part glazed composite door opening to the hallway. PVC double glazed window, access hatch to roof space, wall light point, coving to ceiling and mains smoke alarm.

Lounge 15'11" x 15'4" into bay (4.86 x 4.69 into bay)



Having a large bay area with PVC double glazed windows framing southerly countryside and distant mountain views. Open fireplace, wall mounted 'Dimplex' electric heater, four wall light points and coving to ceiling with pendant light.

Dining Room 10'10" x 10'4" (3.31 x 3.17)



Having a large opening to the kitchen area, front elevation PVC double glazed window, wall mounted 'Dimplex' electric heater, coving to ceiling with ceiling light and mains heat sensor.

Kitchen 12'4" x 9'3" (3.76 x 2.83)



With oak effect front base storage units with brushed steel handles and granite effect work tops. Breakfast bar, integrated fridge, 'Bosch' ceramic hob and 'Neff' built-in double oven. Inset 'Franke' 1 & 1/2 bowl stainless steel single drainer sink unit with mixer tap. Vinyl tile effect flooring, 'Dimplex' wall mounted electric heater. Front & side elevation PVC double glazed window and Opening to inner utility area part glazed composite door opening to the side covered entrance area.

Utility Area 5'0" x 3'11" (1.54 x 1.21)

Space for washing machine and stand up fridge freezer. Ceiling light and door to:

Main Bedroom 13'6" x 11'8" (4.13 x 3.56)



PVC double glazed windows with central double doors opening to the side patio area. Wall mounted 'Dimplex' electric heater, four wall light points and coving to ceiling with ceiling light. Connecting door to bedroom 3.

En-suite 7'11" x 3'10" (2.43 x 1.19)



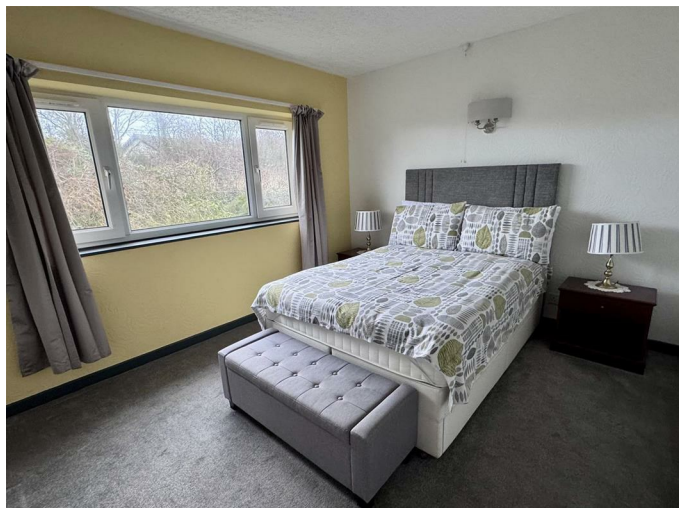
White suite comprising: Button flush WC, pedestal wash hand basin with mixer tap and fully tiled shower cubicle with 'Mira Jump' electric shower. PVC double glazed frosted window. 'Dimplex' extractor, ceiling light, tiled splash backs and non slip flooring.

Bedroom 3 10'11" x 10'4" (3.33 x 3.17)



PVC double glazed window to the rear elevation. Two wall light points and ceiling light. Wall mounted 'Dimplex' electric heater. Door to hallway.

Bedroom 2 12'0" x 11'6" (3.66 x 3.53)



PVC double glazed window to the rear elevation. Wall light point and wall mounted 'Dimplex' electric heater.

Wet Room 7'4" x 5'4" (2.25 x 1.64)



Fitted WC, pedestal wash hand basin with mixer tap and wet area with 'Mira Discovery' thermostatically controlled shower unit. Non slip flooring and fully tiled walls. Ceiling light, wall mounted electric warm air heater and extractor. PVC double glazed frosted window.

Separate WC 7'3" x 2'10" (2.22 x 0.88)



Fitted WC, vinyl floor covering, ceiling light and PVC double glazed frosted window.

Outside



Driveway parking for two vehicles, side patio area and south facing lawned front garden with greenhouse and timber shed to the side area.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

Services

Mains water, electricity and drainage.
Electric heating.

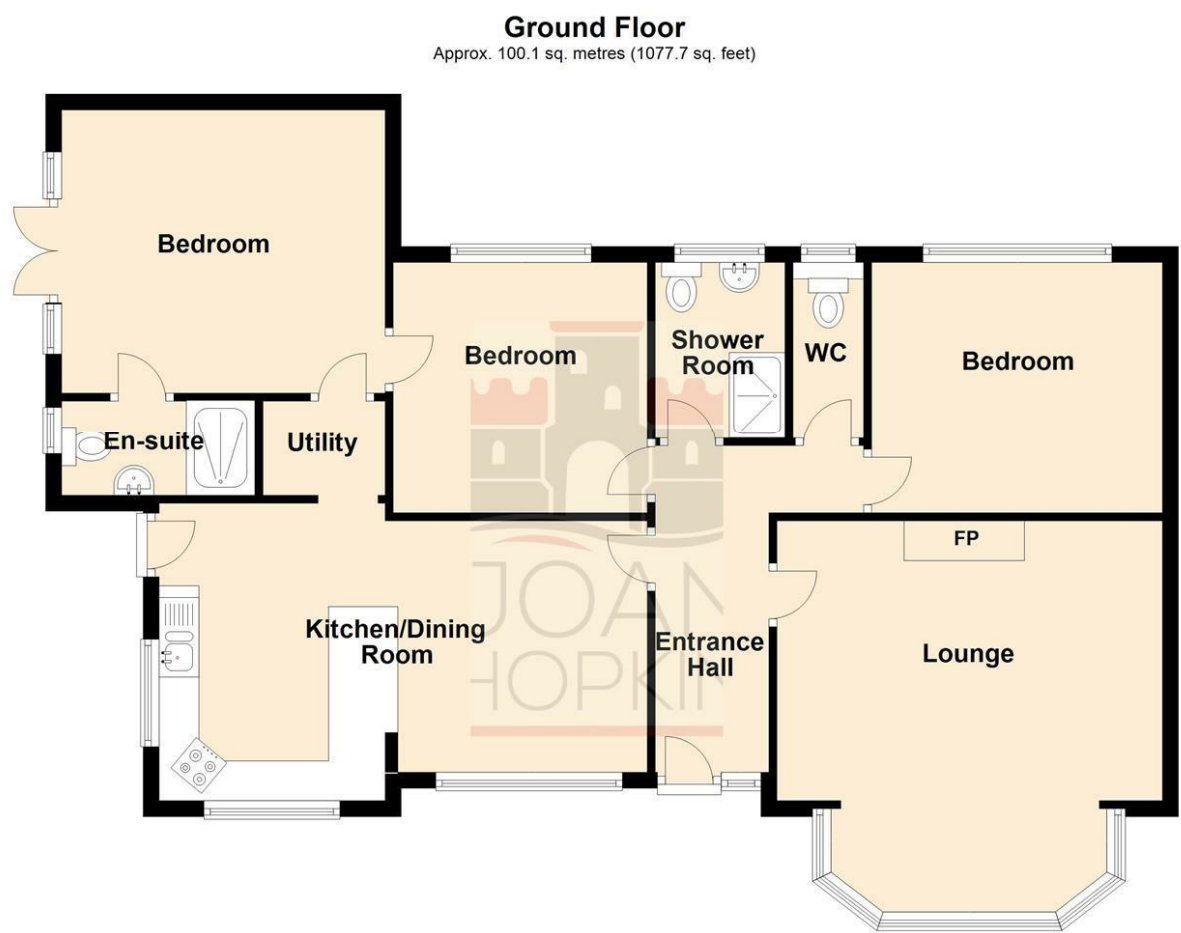
Council Tax

Band D.

Energy Performance Rating

Band E.

Floor Plan



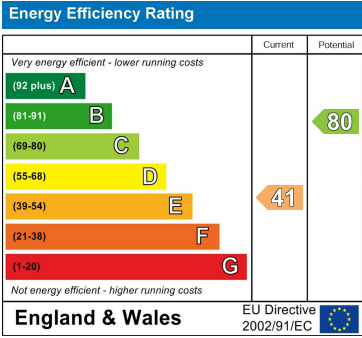
Total area: approx. 100.1 sq. metres (1077.7 sq. feet)

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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