



Lime Tree Cottage , Llangoed, LL58 8LY

£225,000

A charming link detached cottage style bungalow, situated off a country lane on the edge of the village of Llangoed, close to local amenities, and two miles to the historic seaside village of Beaumaris. This two bedroom bungalow is in need of some modernisation but provides a fine project for a first time buyer. It has a spacious porch, living room with feature slate fireplace, kitchen and bathroom as well as two double bedrooms. It is double glazed and to the outside there is ample off road parking and a garden area to the side.

A good opportunity to acquire a cottage style residence and sold with no onward chain.

Spacious Porch 5'5" x 5'5" (1.66 x 1.66)

With a pvc double glazed entrance door, tiled floor, ample coat hanging space, glazed inner door to:-

Living Room 18'9" x 10'11" (5.72 x 3.34)



A good sized living area having a feature polished slate surround fireplace with tiled inlay and hearth and housing a multifuel stove. Timber laminate flooring, front aspect window, telephone point

Inner Hall

With laminated floor covering, wall mounted electric heater, Airing cupboard which also has space an plumbing for a washing machine.

Kitchen 14'4" x 8'8" (4.39 x 2.65)



Having a modern style range of base and wall units in a white gloss laminate finish with contrasting dark worktop surfaces and tiled surround. Sink under a front aspect window, recess for a propane gas cooker with extractor over, recess for a washing machine, tiled floor, double glazed door to the front.

Bathroom 8'10" x 6'5" (2.70 x 1.98)



Having a white suite comprising of a panelled bath with electric shower over and glazed shower screen. Wash hand basin with splashback, WC, wall cabinet, electric heater, tiled floor.

Bedroom 1 18'9" x 9'10" (5.72 x 3.02)



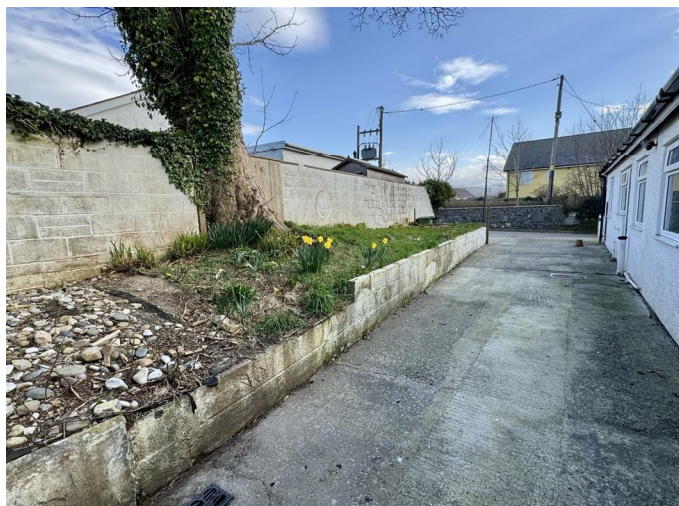
Having dual aspect windows, telephone point, electric heater.

Bedroom 2 14'6" x 8'6" (4.43 x 2.61)



With front aspect window.

Outside



Access off a country lane leads to a concreted parking area to the front for 2-3 cars. Slightly raised front garden leading to a spacious side garden area

Services

Mains water, drainage and electricity.

Part electric heating. Pvc double glazed windows and doors.

Tenure

The bungalow is understood to be Freehold and this will be confirmed by the Vendors' conveyancer.

Energy Efficiency

Band E.

Council Tax

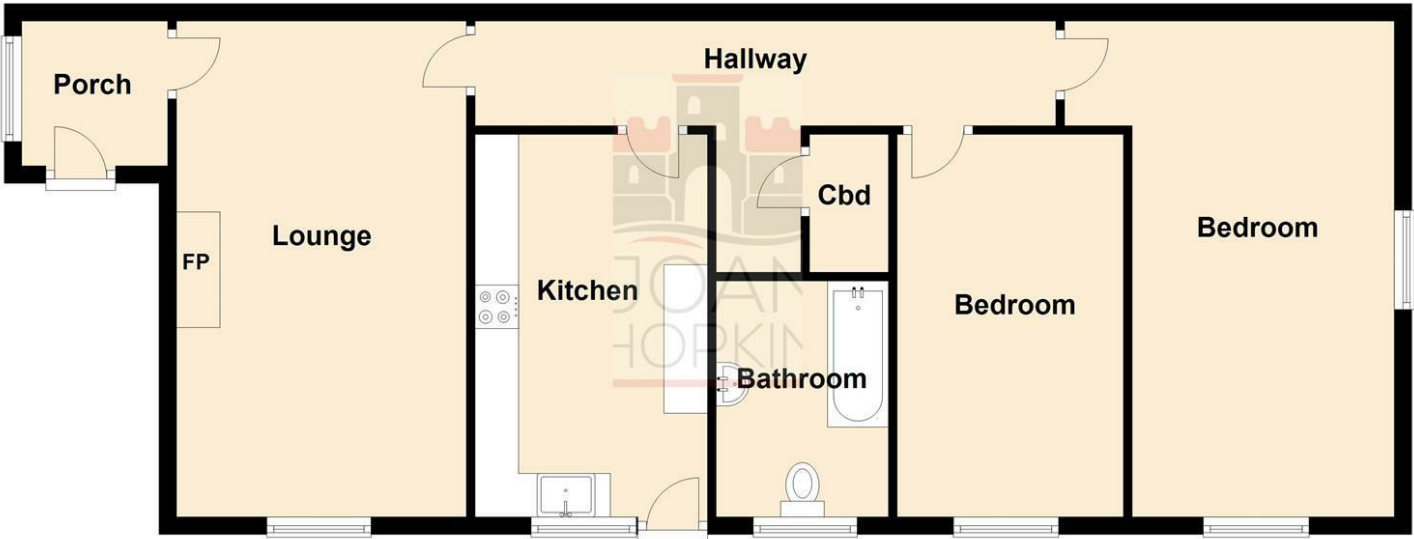
Band D.

Directions

On entering the village, turn left opposite the football field, and take the left turn just before the Primary School. The cottage is around the corner on the right hand side.

Floor Plan

Ground Floor

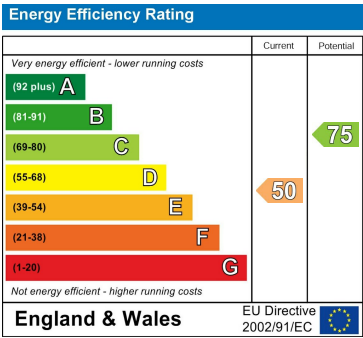


This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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