



Flat 4 Wern Hall , Llanddona, LL58 8TR

£159,950

Welcome to this well appointed charming ground floor flat located in the picturesque area of Wern Y Wylan, Llanddona. Situated within the former Music Hall, which was built as a "folly" village in the inter war period. This delightful property boasts to the front a PVC double glazed conservatory, perfect for relaxing and taking in the countryside views, a kitchen diner, lounge, two comfortable bedrooms, spacious inner hall and a wheelchair friendly Wet Room/WC. Benefiting from PVC double glazing and modern electric heating. The flat offers a communal lawned garden area & off road parking, ensuring that you have hassle-free parking. To the front of the property is a brick paved area providing easy access and ample seating area to enjoy the countryside views and in addition a small rear yard area with timber store shed. Viewing recommended to fully appreciate the serene location & accommodation.

Entrance Conservatory 12'6" x 6'2" (3.83 x 1.89)



PVC double glazed conservatory with glass pitched roof providing a comfortable seating area with laminated wood flooring, ample power points, two wall light points and timber glazed door to the kitchen area.

Kitchen Diner 13'6" x 9'1" (4.14 x 2.77)



Having cream fronted wall and base storage units with granite effect work surfaces and tiled splash backs. Inset stainless steel single drainer sink unit with mixer tap. Built-in Hotpoint electric fan assisted oven with Indesit ceramic hob and stainless steel canopy extractor over. Under counter space and plumbing for washing machine and slimline dishwasher. Wall mounted electric radiator. Laminated wood effect flooring. Mains heat sensor and nine inset downlights to ceiling. Arched recess housing fridge freezer. Two PVC double glazed windows to the side elevation and PVC double glazed window to the front enjoying farmland views. Timber framed glazed double doors opening to the:

Lounge 16'8" x 10'5" (5.10 x 3.19)



Central lounge with inner PVC double glazed window. Laminated wood flooring. Two wall light points and mains smoke alarm to ceiling with four inset downlights. Two wall mounted electric radiators. Timber glazed panel door to the inner hall and door to:

Bedroom 2



Having a PVC double glazed window to the front elevation. Wall mounted electric radiator and pendant light.

Inner Hall 13'7" x 6'5" + recess for door (4.16 x 1.97 + recess for door)

A spacious hall area having three built-in storage cupboards - One housing the hot water cylinder. Laminated wood flooring, wall mounted electric radiator, mains smoke alarm and three downlights to ceiling.

Bedroom 1



Having a PVC double glazed window to the rear elevation. A wall mounted electric radiator and pendant light.

Wet Room/WC 8'2" max x 6'11" (2.50 max x 2.13)



Wet area with glass screen and 'Mira Select Flex' shower unit. Fully tiled walls and non slip flooring. Vanity wash hand basin and fitted button flush WC. Two wall mounted chrome electric radiators. Extractor fan, ceiling light and PVC double glazed window.

Outside



To the front of the property is a walled brick paved area which provides outdoor seating area, easy access to the property and pedestrian right of way to the neighbouring first floor flat. To the rear of the property is a further small yard area with timber store shed. The Wern Hall flats have an open tarmacadam parking area to the front of each apartment and large communal lawned garden to the side for the use of each Apartment with sitting area.

Services

Mains water and electricity.

Newly installed communal private drainage system.

Electric heating.

Tenure

The Apartment is held on a 999 year lease from 1st January, 1999. The current charges including the ground rent amounts to £600 per annum.

In addition, each Apartment has a share in the freehold, via a company known as Wern Hall Management Company Limited.

Permanent occupation, and holiday occupation is permitted. However, no form of sub letting is permitted either commercial holiday letting or long term letting.

Council Tax

Band B.

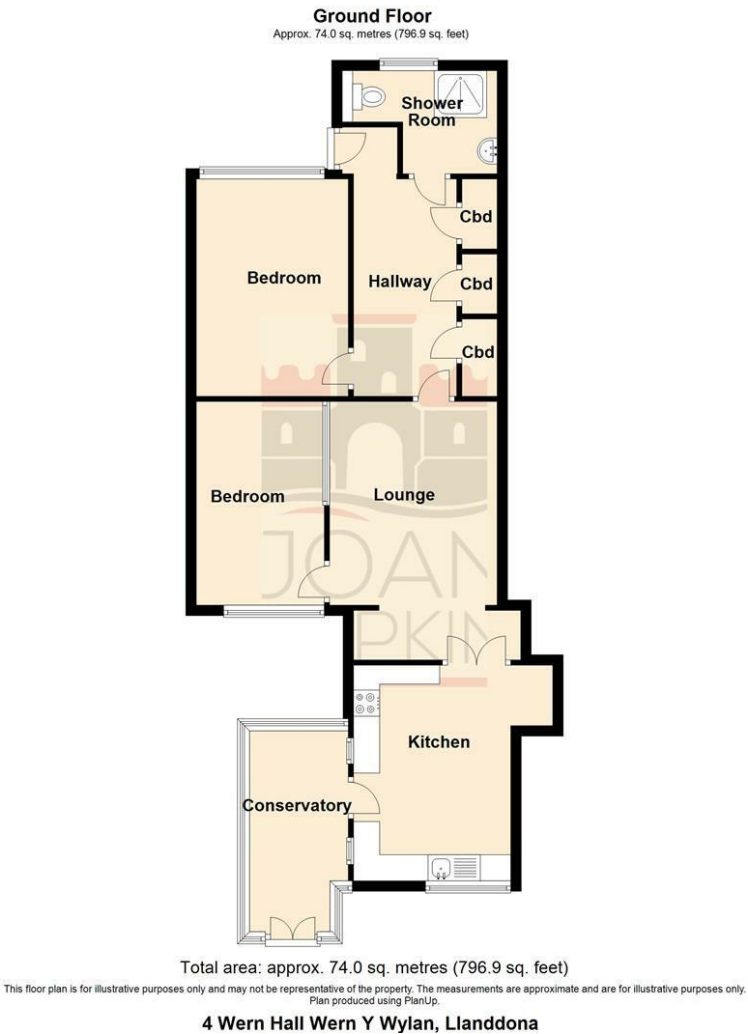
Energy Rating

Band D.

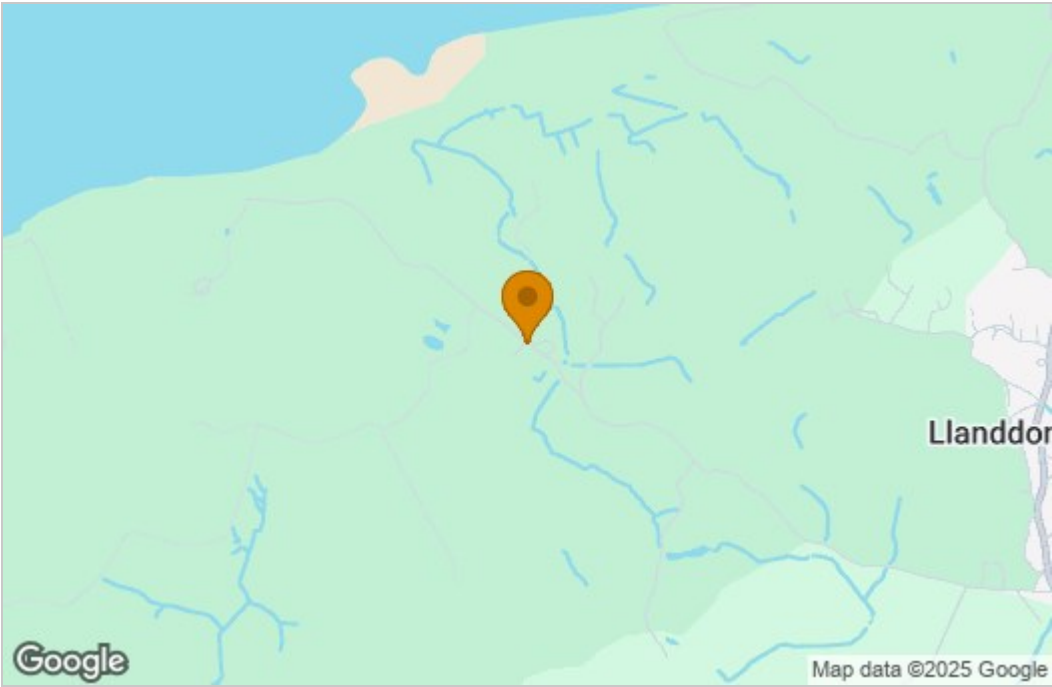
Directions

From Beaumaris take the B5109 up Church Street towards Llanddona/Llansadwrn. As you reach the top of Red Hill turn right for Llanddona and on entering the village where the road bends to the right turn left and continue straight along this road ultimately heading towards the beach. On reaching the small hamlet of 'Wern y Wylan', Wern Hall will be seen on the left hand side with Flat 4 being situated facing the driveway at the far side of the hall.

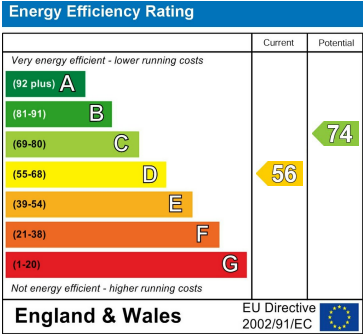
Floor Plan



Area Map



Energy Efficiency Graph



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