



2 Fron Deg, Llandegfan, LL59 5TN

£259,950

A well positioned detached two bedroom bungalow, situated on a small cul de sac in the sought after residential village of Llandegfan on the south side of Anglesey. This delightful detached bungalow on Fron Deg offers a perfect blend of versatility and comfort, being convenient for the village shop and just over a mile to the town of Menai Bridge and 3 miles from the historic town of Beaumaris. The University City of Bangor is a 15 minute drive away. The surrounding area is known for its picturesque views and friendly community, making it an ideal location for those who appreciate a tranquil lifestyle while still being close to local amenities. The property benefits from a gas central heating system as well as PVC double glazed windows, doors and PVC fascia boards. It has a spacious attached garage and ample off road parking, together with gardens to front, side and rear.

Viewing recommended with the advantage of No Onward Chain.

Entrance Vestibule

Having PVC double glazed double doors to vestibule with tiled flooring and ceiling light. Timber glazed inner door to hallway.

Inner Hall

Fitted cloaks cupboard with double doors and shelving. Access hatch to roof space, radiator, telephone point, coving and pendant light.

Kitchen 12'8" x 6'6", 82'0" (3.88 x 2,25)



Galley style kitchen having base storage units with granite effect work tops over and tiled splash back to one wall. Inset stainless steel single drainer sink unit with mixer tap. Space for free standing fridge/freezer and plumbing for a washing machine. Recess for cooker with gas point and 'Neff' extractor over. Laminated wood effect floor covering, radiator and LED strip light to ceiling. Wall mounted 'Worcester' gas combi boiler.

Lounge Diner 16'8" x 12'9" (5.09 x 3.90)



Having a wide PVC double glazed front aspect window with distant mountain views and PVC double glazed window to the side elevation. Timber fire surround with marble inset and hearth housing living flame coal effect gas fire. TV point, two radiators, coving and pendant light.

Wet Room/WC 8'8" x 5'1" (2.66 x 1.57)



A wet-room style bathroom with fully panelled walls, walk in shower area with 'Mira Advance Flex' electric shower control and retractable seat. Pedestal wash hand basin with mixer tap and WC. PVC double glazed frosted window, radiator, nonslip floor covering, extractor and ceiling light. Currently configured for a person with reduced mobility.

Bedroom 1 12'8" x 11'4" (3.88 x 3.47)



A double bedroom with rear aspect PVC double glazed window overlooking the rear garden. Radiator and pendant light.

Bedroom 2 11'5" x 11'4" (3.49 x 3.47)

Band D.



Second double bedroom with PVC double glazed windows to the rear elevation with central exit door opening to a level deck area with ramp to the rear garden area. Radiator and pendant light.

Outside



A private concrete drive off the cul de sac gives off road parking for two cars and leads to the attached garage. To the front is a lawned garden with access to both sides of the property and to the left side of the garage is a wide area which could accommodate a small trailer etc. The rear garden is enclosed and gated to both sides, mainly lawned with concrete patio and with easy access to the newly fitted balustrade timber decked non-slip seating area enjoying distant mountain views.

Garage 16'4" x 9'2" (4.99 x 2.81)

With a front up and over door, PVC double glazed window, power and light provided. Timber door to small recessed storage area.

Services

All mains services.

Gas fired central heating system 'Worcester' combi boiler.

Tenure

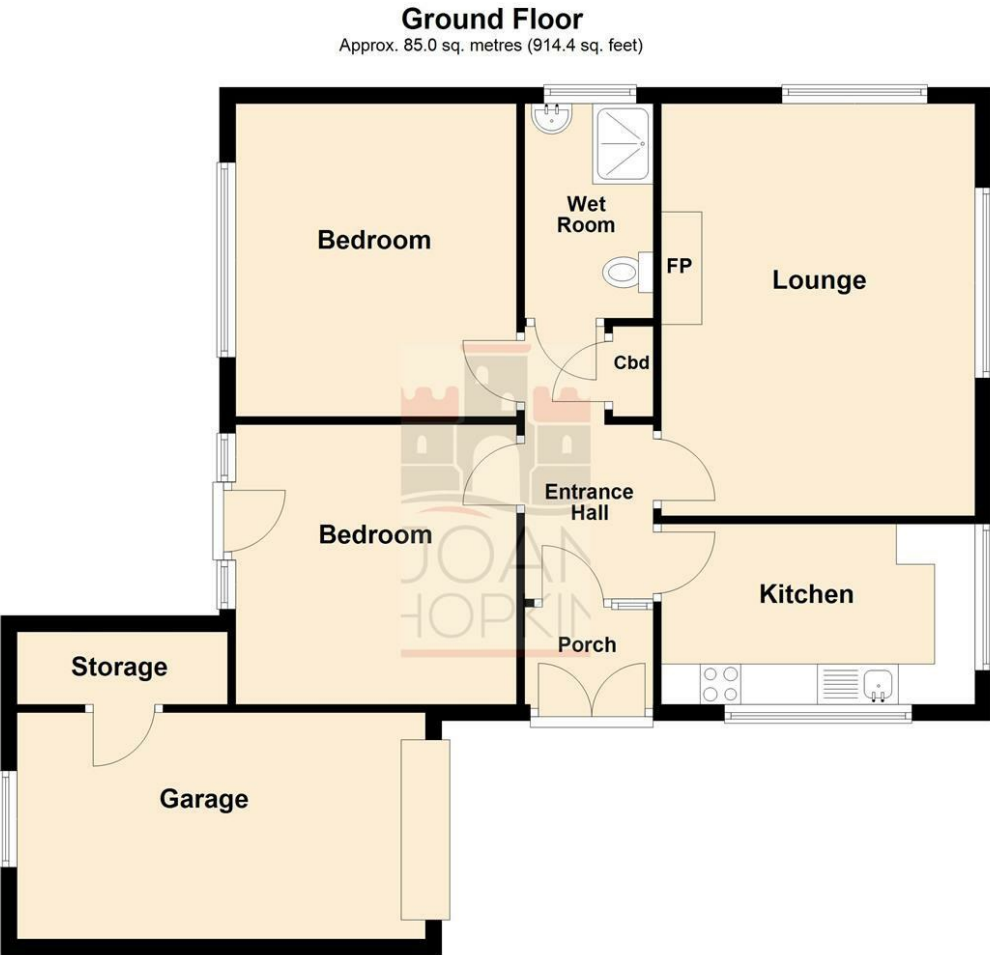
We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax

Band C.

Energy Performance

Floor Plan

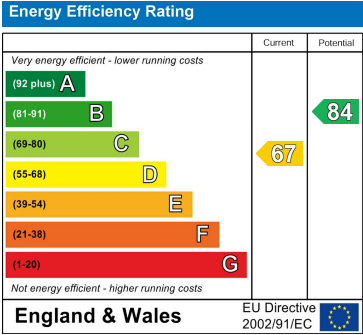


Total area: approx. 85.0 sq. metres (914.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.