



## **Cartref Mon 17 Garth Wen, Beaumaris, LL58 8PT**

**£335,000**

A delightfully positioned detached three bedroom bungalow situated in a favoured position on this sought after semi rural estate, backing onto open farmland and enjoying panoramic views of the Snowdonia mountains.

Located within two miles of the historic seaside town of Beaumaris.

The accommodation provides an entrance hallway, lounge, breakfast kitchen with utility room, 3 bedrooms and shower room/WC. Private brick paved drive to detached garage, well stocked front garden and south facing rear garden.

Oil fired central heating and PVC double glazed windows and external doors.

Sold with no onward chain.



### Entrance Vestibule

Arched open recess with tiled flooring and pendant light. Composite entrance door opening to the hallway.

### Entrance Hall



Giving access to all principal rooms with radiator and coving to ceiling with two pendant lights. Access hatch to ceiling with pull down ladder.

### Breakfast Kitchen 13'6" x 9'8" (4.14 x 2.96)



Cream high gloss fronted wall and base storage units with wood effect work surfaces and tiled splashbacks. Inset ceramic sink with drainer and mixer tap. Built-in 'Bosch' electric fan oven and ceramic hob with extractor over. Recess housing slimline dishwasher and space for fridge freezer. Radiator, ceiling light, four inset downlights and mains heat sensor. Having dual aspect PVCV double glazed windows to the front and side, giving a good amount of daylight. Timber/glazed panel door to the utility room.

### Utility Room 7'4" x 5'10" (2.25 x 1.79)



Having a composite stable door and PVC double glazed window. Granite effect work top with space beneath for washing machine and clothes dryer. Pendant light and access hatch to roof space.. Wall mounted cupboard and airing cupboard housing hot water cylinder with timber slatted shelving. Radiator.

### Lounge 17'7" x 13'3" (5.36 x 4.05)



Having a side aspect double glazed window, a large rear aspect double glazed window and a double glazed door to give panoramic Southerly views over the adjoining field towards the Snowdonia mountains. Granite fire surround housing electric fire. Two radiators, coving and two pendant lights.

### Bedroom 1 12'9" x 9'8" (3.89 x 2.97)



With large rear aspect double glazed window giving fine mountain views and with radiator under. Pendant light.



**Bedroom 2 9'9" x 9'1" (2.98 x 2.78)**



With a rear aspect double glazed window with fine views. Radiator and pendant light.

**Bedroom 3 9'5" x 8'4" (2.89 x 2.56)**



With a front aspect double glazed window with radiator under. Pendant light.

**Shower Room/WC 8'1" x 5'8" (2.48 x 1.75)**



With a white suite comprising of a corner shower cubicle with glazed door and Mira electric shower

unit. Button flush WC, pedestal wash hand basin with mixer tap, chrome towel radiator, fully tiled walls and two double glazed windows to the front elevation.

**Outside**



A brick paved drive off the estate road gives off road parking and leads to a detached garage.

Pathways lead from the front down both sides of the property and in turn to the rear garden which backs onto farmland with fine rural and panoramic mountain views.

The brick paving extends to the front of the bungalow where there is an open lawn garden with rockery area, trees, shrubs and bushes. Access to either side, leads to a sunny South facing garden which is mostly lawn with a paved patio area.

**Detached Garage 18'11" x 9'0" (5.79 x 2.76)**

With up and over door, side personal door and with power and light. Floor standing 'Camray Quartet' oil fired central heating boiler.

**Services**

Mains water, drainage and electricity.

Oil fired central heating system.

Pvc double glazed windows and doors and pvc fascia boards.

**Tenure**

The bungalow is understood to be freehold and this will be confirmed by the vendor's conveyancer.

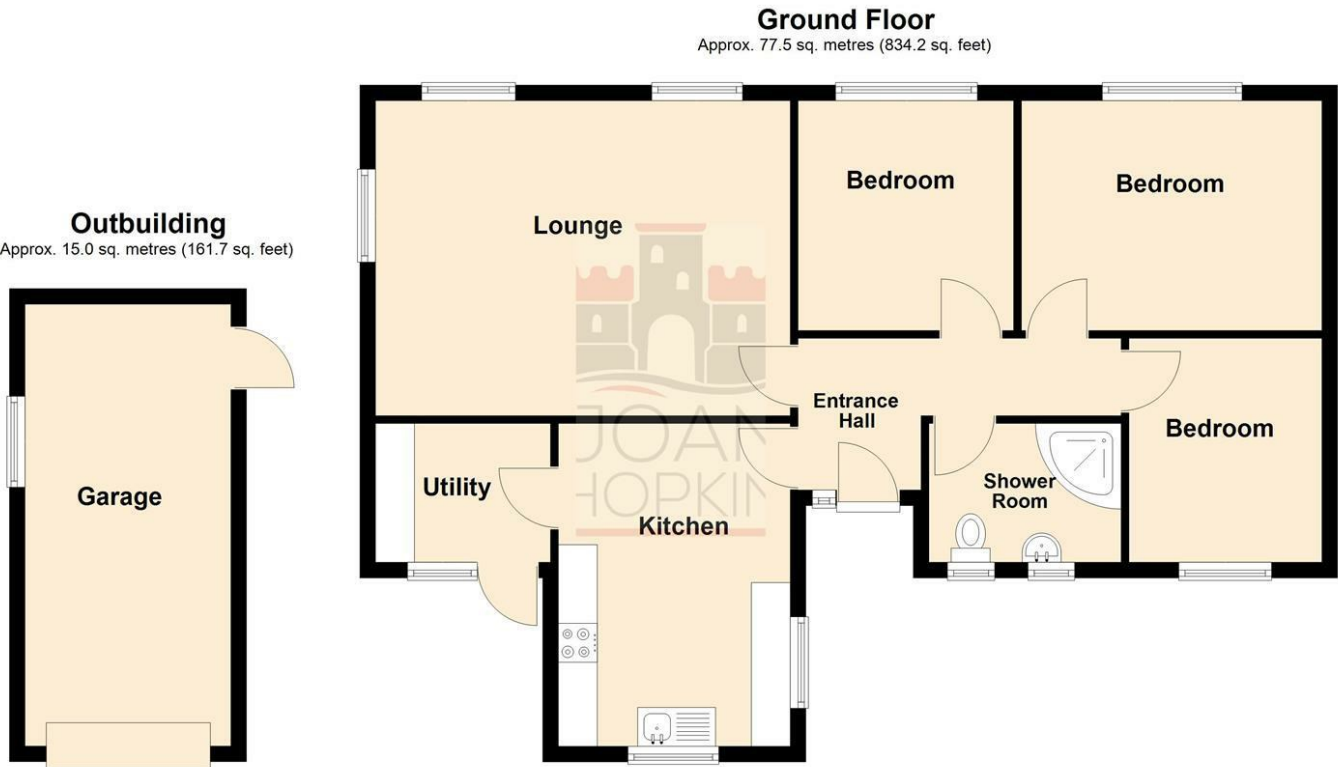
**Council Tax**

Band E.

**Energy Certificate**

Band E.

Floor Plan

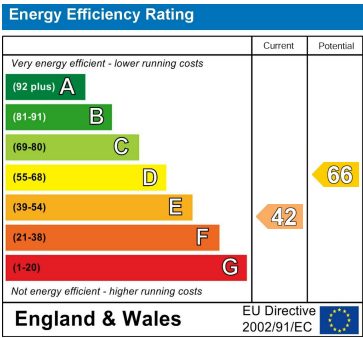


Total area: approx. 92.5 sq. metres (996.0 sq. feet)

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.