



## Ffordd Y Goron

, Porthaethwy, LL59 5BD

£330,000



An extended three bedroomed detached house of character situated in a popular and very convenient location close to the town centre. The property offers well proportioned family accommodation and has the benefit of private off road parking for two cars.

The property is of brick/concrete block construction with part rendered and spar dashed elevations under a pitched slate roof.

Viewing Recommended - No Onward Chain.



## GROUND FLOOR

The property has an arched front entrance with a terrazzo tiled floor and a PVC double glazed front door opening into the:

### Reception Hall 7'6" x 6'9" (2.28 x 2.05)

Having an original parquet floor, two recessed cloaks cupboards, a double radiator, two uPVC double glazed windows, a digital central heating thermostat, a picture rail, a smoke detector alarm and the following rooms off:

### Lounge 20'0" x 11'9" (6.10 x 3.58)

Having a tiled fireplace, a bay window, a double radiator, two PVC double glazed windows and a picture rail.

### Kitchen Diner 13'5" x 10'0" (4.10 x 3.06)

With a range of cream Shaker style matching base and wall cupboard units having a recess for a cooker and wood effect rolled edge heat resistant worktops incorporating an inset 1½ bowl single drainer stainless steel sink with mixer taps. Quarry tile floor, a walk-in larder with fitted shelving, a double radiator, tiled splash backs to the worktops, two PVC double glazed windows, a recess with fitted shelving, an extractor fan, two fluorescent strip light fittings and a door opening into the:

### Inner Hall 6'11" x 3'11" (2.12 x 1.19)

Having a quarry tile floor, a cloaks rail, a high level electricity meter and consumer unit and the following rooms off:

### Sun Room 8'0" x 6'11" (2.44 x 2.10)

Having a cork tile floor, two points for wall lights, hardwood framed double glazed windows, a Cedar panelled ceiling and a glazed hardwood external door providing independent rear access.

### Fitted Cloakroom 4'7" x 3'11" (1.39 x 1.20)

Having a quarry tile floor, a white WC low suite, a double radiator, a fitted shelf, an Ideal Logic Combi 30 wall mounted mains gas fired combi' boiler with an integral programmer, a carbon monoxide alarm and a doorway opening into the:

### Utility Room 7'11" x 4'2" (2.42 x 1.28)

Having a cork tile floor, plumbing and waste pipe for a washing machine and a fitted worktop with an inset circular stainless steel sink and a tiled splash back.

## FIRST FLOOR

A straight flight staircase with two quarter landings and a uPVC double glazed window then leads up from the reception hall to the first floor landing which has an access hatch to the roof space, a smoke detector alarm and the following rooms off:

### Front Bedroom One 11'10" x 10'10" (3.60 x 3.30)

Having a single radiator and a PVC double glazed window.

### Rear Bedroom Two 11'10" x 11'3" (3.60 x 3.42)

Having a single radiator, adjustable pine wall shelves and a PVC double glazed window.

### Rear Bedroom Three 10'3" x 10'1" max (3.12 x 3.08 max)

Having a single radiator and a PVC double glazed window.

### Bath/Shower Room 10'2" x 8'8" (3.10 x 2.64)

Having a white suite comprising a panelled bath, a large PVC panelled shower cubicle with an extractor fan and a glazed sliding entrance door, a pedestal wash hand basin and a WC low suite. Vinyl flooring, a double radiator, a tiled splash back to the bath, a deep built-in airing cupboard with pine slatted shelving, a vanity light incorporating a shaver socket, a PVC double glazed window and a PVC panelled ceiling.

## Outside

To the front of the property, there are two raised flower beds, a central gate and a gas meter cupboard. A path to the right hand side then leads to the rear of the property where there is a large concreted domestic area with a clothes line and a bulkhead light fitting.

To the left hand side of the property, there is a concreted driveway which provides PRIVATE OFF ROAD PARKING FOR TWO CARS.

## Tenure

We are advised by the vendor that the tenure is freehold.

## Directions

Proceeding through Menai Bridge in the direction of Beaumaris, after passing through the square, continue along for approximately 150 yards and turn left at the crossroads. Follow the road and after you bear left into the car park, the property will be found facing you at the far end of the car park (to the rear of the Health Centre).

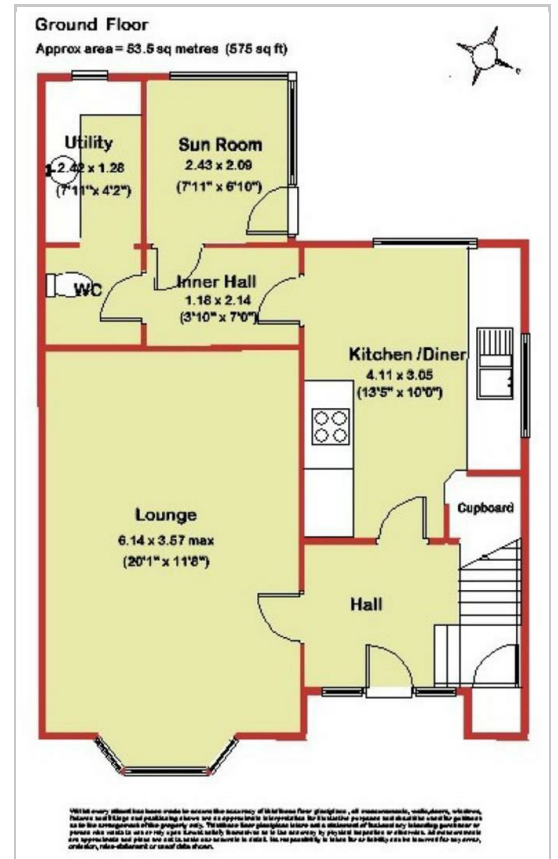
## Energy Performance Rating

Band D.

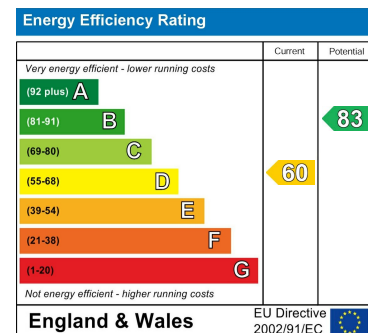
## Area Map



## Floor Plans



## Energy Efficiency Graph



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