JOAN HOPKIN
ESTATE AGENTS









Llwyn Collen , Beaumaris, LL58 8TU

£465,000

A delightful detached 3-4 bedroom country cottage style bungalow enjoying a private, almost "hidden" location within the village, enjoying a great deal of privacy, yet convenient for village amenities, Llanddona beach and about 2 miles from the ever popular seaside town of Beaumaris. A special feature of Llwyn Collen is that the Vendors built in 2000, an attached 1 bedroom self contained Annex to the side of the original bungalow, which is ideal for an elderly relative or family member. Alternatively is could give spacious 4 bedroom 2 bathroom family accommodation as a whole.

The property has delightful private gardens to the side and rear together with an 18 foot timber Workshop, off road parking, and recently upgraded with the provision of Air Source Heating and solar panels.

Well worth inspection in this lovely village location.

Open Porch
Stone flagged floor. Double glazed entrance door to:-

Hallway
Giving access to the principal rooms. Radiator, timber laminated floor covering, internet connection, hatch to the roof space, and connecting door to the annex.

Living Room 16'9" x 11'9" (5.13 x 3.60)




With dual aspect windows with a southerly aspect to give good natural daylight. Light stone open fireplace with a slate hearth and timber mantle over, laminate timber flooring, t.v connection. Wide arched opening to:-

Dining Room 10'9" x 10'2" (3.30 x 3.10)



With double opening doors overlooking the side garden and the adjoining paved patio. Timber laminate flooring, radiator.

Kitchen/Breakfast Room 13'10" x 10'0" (4.24 x 3.06)




Having a good quality range of base and wall units in an oak finish with ample worktop surfaces and tiled surround. Cookmaster electric oven range with ceramic hob and 3 oven as well as an extractor over. Recess for a fridge, larder style cupboard, 1.5 bowl sink unit under a wide front aspect window, stone effect laminate floor covering. Ample room for a breakfast table with adjacent radiator.

Utility/Porch 8'5" x 7'5" (2.58 x 2.28)



A spacious room with worktop surface and space under for the washing machine. Ample room for a fridge/freezer and coat hanging space. Wall cupboard, radiator, light stone effect laminate flooring, double glazed outside door. Partitioned WC with wash basin.

Bedroom 1 11'10" x 10'3" (3.61 x 3.14)



With a comprehensive range of fitted bedroom furniture to two walls, to include wardrobes with mirror fronts, cupboards and shelving. Rear aspect window. Radiator.

Bedroom 2 13'2" x 8'4" (4.02 x 2.56)



With rear aspect window, light timber laminated flooring radiator.

Bedroom 3 10'1" x 6'8" (3.08 x 2.04)



With front aspect window, radiator, book shelves.

Bathroom 9'9" x 6'2" (2.99 x 1.90)



Having a modern suite in white comprising of a panelled bath, shower enclosure with a twin head thermostatic shower control, wash basin, w.c. Half white painted timber walls and tiled floor. Fixed wall mirror and light/shaver point. Radiator.

Annex

Purpose built circa 2000 for an elderly relative, having its own front door, and a connecting door from the main bungalow.

Entrance Porch 5'8" x 4'7" (1.75 x 1.42)

With double glazed entrance door and inner door to:-

Living Room/Kitchen (being open plan) 13'8" x 11'10" (4.18 x 3.61)



With a rear aspect window, tv connection space for a small dining table, wide access to:

Kitchen area 5'8" x 5'0" (1.73 x 1.53)



With modern style base and wall kitchen units with worktop and tiled surround. Integrated ceramic hob with concealed extractor over and oven under. Recess for a fridge and stainless steel sink unit.

Bedroom 4 15'10" x 10'1" (4.83 x 3.08)




With wide fitted mirror front wardrobe, radiator, front aspect window.

En-suite 8'10" x 3'9" (2.70 x 1.16)




With a shower enclosure and electric shower control. Wash basin with mirror over and w.c. Mostly tiled walls and tiled floor. Radiator.

Outside

A feature of the cottage are the well tended and established gardens which give the property a good amount of privacy and give a countryside feel. A brick paved area gives off-road parking for 2 cars with separate access to the main property and annex. To the front are rockery style gardens and a yard area off the front porch. The main gardens are to the rear and side with an ample lawn area to the side as well as a paved patio off the dining room, which enjoys a sunny southerly aspect. These are numerous shrubs and flowers as well as mature trees. Off the lawn is a timber garden shed. To the rear is a four panel greenhouse as well as a large timber workshop 18' x 9' with power and light.

Services

Mains water drainage and electricity.
Air Source Heat Pump for heating and solar panels (2024)

Tenure

The property is understood to be freehold and this will be confirmed by the Vendors conveyancer.

Council Tax

Band E

Energy Efficiency - B

B

Directions

On entering the village, proceed passing the sign for Peniel Chapel on the left, and after a short distance there is a bus stop sign on the right. Llwyn Collen is behind this sign and accessed via a stone track immediately after.

Floor Plan

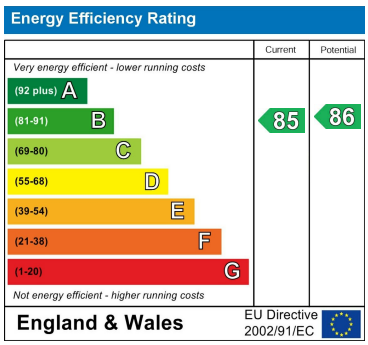


Total area: approx. 157.3 sq. metres (1693.0 sq. feet)

Area Map



Energy Efficiency Graph



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