



**LUCAS & Co**  
Estate Agents

## 12 Crud Yr Awel Newborough, Isle of Anglesey LL61 6SF £249,500

- Detached Bungalow Centrally Placed Within Coastal Village Of Newborough,
- Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest
- Mains Electric, Mains Water , Mains Drains, Night Storage Heaters & Underfloor Heating To Bathroom
- Benefitting From Low Maintenance Gardens To Front & Rear
- 1 Bathroom & Separate WC
- Ample Off-Road Parking & A Linked Detached Garage





A well-appointed detached bungalow centrally placed within the very sought after coastal village of Newborough, benefitting from low maintenance gardens to front & rear together with ample off-road parking & a linked detached garage. The property is only a short walk from the village store and is very convenient for the renowned Llanddwyn beach & Newborough forest as well as the many other attractions close to hand. The bungalow is ideal for downsizers, families, retirees, or those seeking a peaceful escape very near to the coast & comes with the added benefit of no onward chain. Viewing both internally and externally is highly recommended.

#### Entrance Hallway

3'0" x 14'11"

An entrance hallway that leads into the home, featuring neutral flooring and walls. This practical space has room for coats and shoes and offers access to the main living areas and bedrooms, setting a welcoming tone on arrival.

#### Living Room

13'2" x 15'9"

#### Kitchen

9'9" x 12'4"

#### Dining Room

9'9" x 8'3"

#### Bedroom 1

13'1" x 9'9"

A spacious bedroom with large fitted wardrobes along one wall, offering extensive storage. The room receives good natural light through a sizeable window overlooking the garden.

#### Bedroom 2

9'8" x 9'8"

With fitted wardrobes and a window providing views of the garden. This room is well-suited as a comfortable sleeping space or study area.

#### Bedroom 3

9'8" x 10'3"

A third bedroom with a window overlooking the garden and fitted storage cupboards.

#### Bathroom

9'8" x 6'6"

A modern bathroom equipped with a walk-in shower featuring glass screen, a wooden vanity unit with basin, and wall-mounted toilet. The room benefits from high-quality tiles and a window that allows natural light to enter, creating a clean and contemporary feel.

#### Separate WC

5'4" x 2'11"

A separate cloakroom with a modern white suite comprising a wall-mounted toilet and small basin. The room is finished with half-height tiling and enjoys natural light through a skylight, offering a useful and stylish addition to the home.

#### Attic Room

A versatile attic room, ideal for storage or an occasional additional space. This long, narrow room benefits from a roof window allowing some natural light to enter, making it a useful and flexible part of the home.

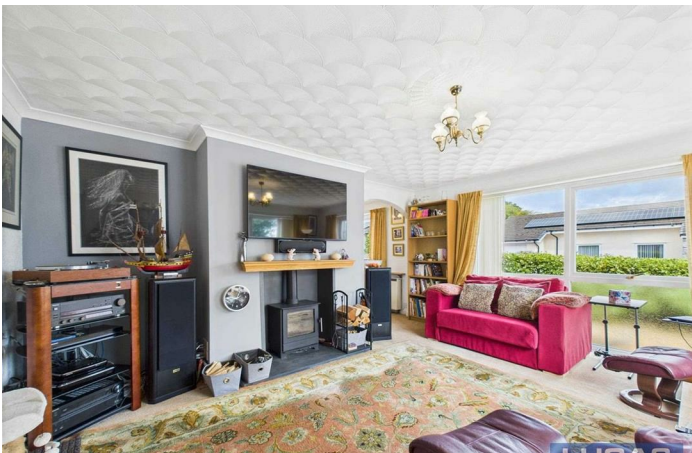
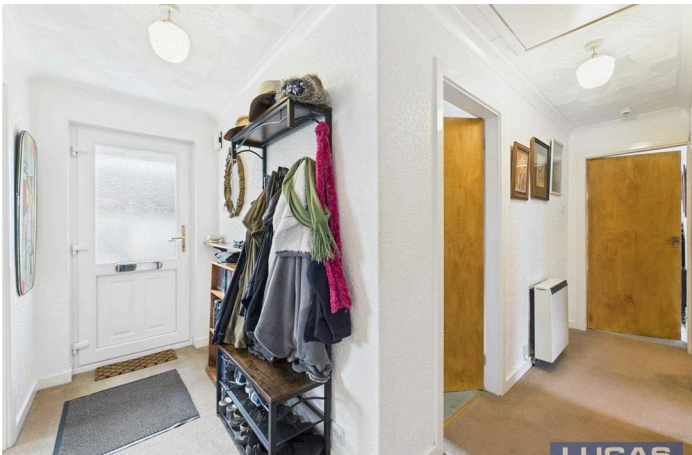
#### Rear Garden

A private and low-maintenance rear garden featuring a paved and gravelled patio area with seating space. The garden is enclosed by fencing and stone walls, providing privacy, while several raised beds and flower borders add greenery and colour. The space is ideal for relaxing outdoors or light gardening.

#### Garage

18'8" x 9'8"

A single garage with space to park one vehicle, featuring an internal door for direct access to the garden or rear of the property. The garage measures generously in length and width, providing additional storage potential.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



Local Authority  
Council Tax Band D  
EPC Rating E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

