EGERTON ESTATES









Gamdda Fawr , Marianglas, LL73 8NY

Offers In The Region Of £599,000

A quality detached bungalow situated in a semi rural area on the edge of a small village, providing spacious living accommodation, as well as having very spacious and private grounds of approximately 1/4 acre. Having been upgraded and meticulously maintained, the accommodation provides for 3 reception rooms, 3/4 bedrooms, modern bathroom and kitchen as well as a conservatory.
I t includes a large detached garage, attached utility room as well as a play/changing room adjacent to an external hot tub area. There is ample off road parking. Oil central heating and double glazing.
Well worthy of inspection and viewing highly recommended.

Open Porch
With quarry tiled floor. Double glazed entrance door adn two wide side panels to:

Vestibule
With oak flooring, glazed inner door to:

Reception Hall 20'2" x 8'0" (6.16 x 2.44)



A very spacious reception area having an attractive light oak flooring; coved ceiling with two pendant lights, radiator, telephone point.

Cloakroom 9'4" x 3'10" (2.85 x 1.18)
With w.c. wash basin in a vanity cupboard, towel radiator.

Living Room 19'8" x 12'7" (extending to 15'5") (6.00 x 3.86 (extending to 4.72))



A naturally light room with a feature 4 panel double glazed window with central double opening doors onto a spacious brick paved patio and enjoying private rural views with glimpses of the sea. Pendant and wall lights, two radiators, wall mounted t.v connection.

Dining Room 14'11" x 10'9" (4.55 x 3.29)



With light timber flooring, dual aspect windows enjoying a private aspect with glimpses of the sea. Radiator.

Kitchen 12'10" x 10'4" (3.92 x 3.16)



Having a contemporary range of base and wall units in a light grey finish with light marble style worktop surfaces with upstands part extended to give a small breakfast bar area for two. Integrated fittings include a 'Bosch' ceramic hob with splashback and extractor over. 'Bosch' eye level double oven with integrated 'Bosch' microwave over and integrated dishwasher and fridge. Light timber floor covering, glazed display units, ceiling downlights and additional under pelmet lighting. Double glazed outside door to the rear, radiator.

Modern Bathroom 12'11" x 6'1" (3.96 x 1.87)
Having been recently upgraded to include a full width walk in shower enclosure with glazed shower screen and 'Aqualisa' twin shower head thermostatic shower control. Extensive vanity cupboards and surfaces with inset sink unit with large mirror /light over, and nearby shaver point, as well as an enclosed w.c. Ample cupboard storage, light timber style floor covering, two tall towel radiators.

Bedroom One 15'5" x 10'10" (4.70 x 3.31)
Having full length, part mirror fronted fitted wardrobes giving excellent storage. Wide side aspect window with radiator under.

Bedroom Two 12'2" x 10'11" (3.71 x 3.35)
With wide side aspect window.

Bedroom Three 13'2" x 10'0" (4.03 x 3.07)
With front aspect window, fitted wardrobe.

Sitting Room/Bedroom Four 13'0" x 10'8" (3.98 x 3.26)
With light oak flooring, wide front aspect window with radiator under, telephone point. Double opening glazed doors to:

Conservatory 13'7" x 11'2" (4.15 x 3.41)



Having a double glazed surround to three sides enjoying a quiet aspect over the gardens. Tils floor, fan light, radiator. Double opening doors to a paved patio area.

Outside
Access off a private lane leads to a wide concreted paved area which gives ample parking and leads to the spacious detached garage. The property has very spacious gardens of approximately half an acre. Immediately off the living room is a very spacious brick paved patio which can also be accessed off the kitchen for morning coffee. There is also access to the garage/utility, and steps down to a spacious lawned garden. which gives access to the Play Room (under the garage) and a decking area which presently has a hot tub. This garden area enjoys distant sea views with limestone escarpment to the boundary.
To the upper part of the bungalow, with access off the conservatory, is a spacious paved patio, with access to a further large garden area triangular in shape.. being well screened, mostly laid to lawn but with a central area having a range of shrubs, bushes and f lowering plants.

Garage/Utility/Palyroom
A large detached building on two floors, giving excellent space for various uses.

Garage Area 20'0" x 16'0" (6.10 x 4.90)
With up and over door, power and light.

Utility Room 20'8" x 9'6" (6.30 x 2.90)



With a separate door adjacent to the kitchen back door, and with a long worktop surface with cupboards under and to include a stainless steel sink unit. Ample space for a washing machine and dryer.

Play/Changing Room 16'4" x 13'9" (5.00 x 4.20)



Adjacent to the hot tub area with power, light and water connection as well as an outdoor shower area.

Services
Mains water and electricity. Private drainage.
Oil fired central heating.

Tenure
Understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax
Band F

Energy Performance Certificate
Band E

Holiday Letting
The property is currently utilised as a holiday let and is available as a going concern via Boltholes and Hideaways. if desired.

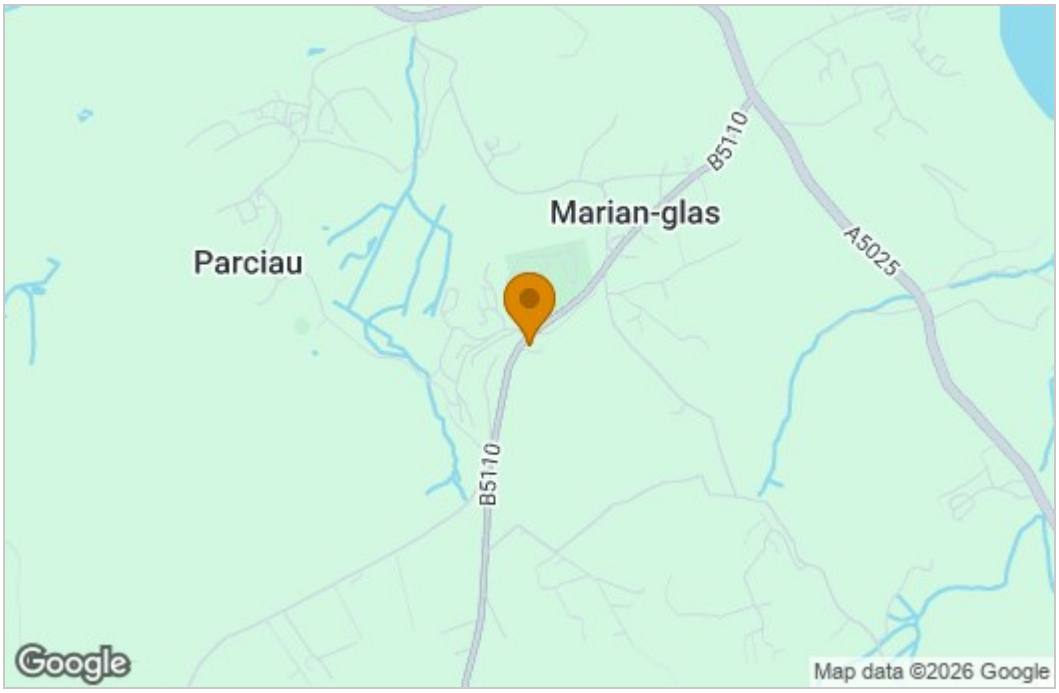
Directions
Off the A5025 into the village of Marianglas, continue past the 'village green' on the right. Go down the hill, and as the road rises, the turning is on the left almost opposite the Parciau Arms.

Floor Plan

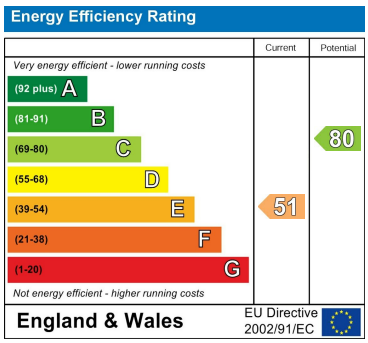


Total area: approx. 250.0 sq. metres (2691.5 sq. feet)

Area Map



Energy Efficiency Graph



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