

# EGERTON ESTATES



**22 Trecastell, Bull Bay, LL68 9TE**

**Offers In The Region Of £325,000**

Welcome to this modernised detached bungalow nestled in the coastal location of Trecastell, Bull Bay, on the north coast of Anglesey having a slightly elevated position to enjoy very fine sea views over the north coast, and located on this popular estate within a short walk of the sea front, coastal path and local Golf Club. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones, and a wide opening which leads to a modern fitted kitchen.

With three double bedrooms, there's plenty of space for the whole family to unwind.

The property has been very nicely upgraded by the present owners, with a recent bathroom, central heating boiler and several windows replaced. In addition the private rear gardens have been nicely landscaped and with a garage and off road parking for three cars provided. In addition, planning consent remains in place to extend the bungalow upwards to provide two further en-suite bedrooms and from where the sea views would be even better!

This beautifully presented bungalow is available with no onward chain.

### **Porch**

Having a double glazed front door and side window. Tiled floor.

### **Open Plan Living/Dining Room 23'11" x 12'0" (reducing to 8'10") (7.31 x 3.68 (reducing to 2.70))**

A naturally light room with two wide front aspect windows giving delightful sea views towards East Mouse island and Octel headland. Coved ceiling with two ceiling lights, radiator, tv connection, light laminated timber flooring.

Wide opening to:-

### **Kitchen 10'5" x 7'8" (3.18 x 2.35)**

Having a modern range of base and wall units in a light buttermilk finish with contrasting worktops and upstands. Integrated halogen hob with contemporary extractor over. Eye level double oven and fitted microwave oven over. Wide recess for a fridge/freezer and further space with plumbing for a dishwasher. Circular stainless steel unit with expandable "bar" tap.

### **Inner Hall**

With hatch to an insulated roof space.

### **Bedroom 1 11'5" x 9'6" (3.49 x 2.92)**

Having feature double opening doors onto a private concreted rear patio area. Radiator, light laminated timber flooring.

### **Bedroom 2 10'8" x 9'7" (3.26 x 2.94)**

Having a side aspect window with radiator under.

### **Bedroom 3 11'1" x 7'4" (3.39 x 2.25)**

With rear aspect window with radiator under.

### **Bathroom 7'9" x 6'9" (2.37 x 2.07)**

Having fully tiled walls and floor and pvc panelled ceiling with downlighters. Recently fitted 4 piece suite in white comprising of a freestanding oval bath with adjacent tap with hair shower attachment. Wide walk in shower enclosure with twin head thermostatic shower control. Wash basin, WC, towel radiator.

### **Outside.**

Access off the estate road gives access to a private drive giving off road parking for at least two cars and also gives access to the garage. Open lawned front garden and concreted area to sit out to enjoy the sea views.

The rear garden is a particular feature enjoying excellent privacy from well established boundary hedging, found on two main levels, with a lower concreted yard/patio currently having a hot tub. Four steps lead up to a spacious re-laid stone patio for evening entertained, which in turn gives access to a private lawned garden with a further elevated timber deck patio which gives very fine sea views

### **Garage 17'2" x 8'8" (5.25 x 2.65)**

Having an up and over access door, power, light and inspection pit. Plumbing for a washing machine. Modern Viesmann gas fired central heating boiler.

### **Services**

All mains services connected.

Modern gas fired central heating with Hive control.

Double glazed windows and doors and replacement oak style veneer internal doors.

### **Tenure**

The bungalow is understood to be Freehold and this will be confirmed by the vendors' conveyancer.

### **Council Tax**

Band E

### **Energy Efficiency**

Band D

### **Planning Consent**

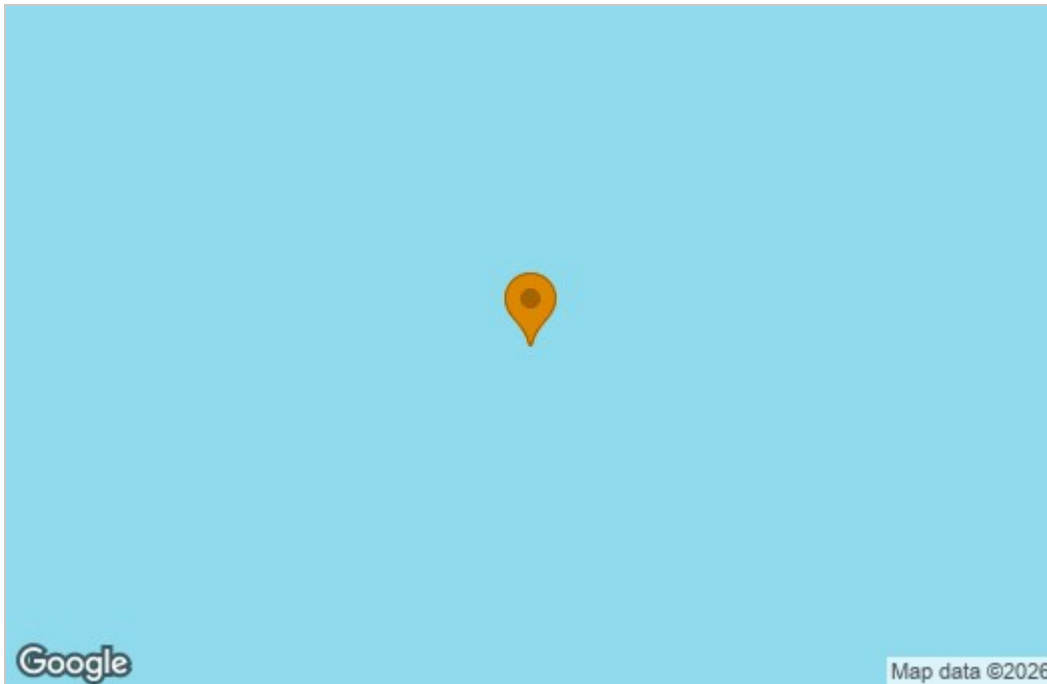
Detailed planning consent has been passed to extend the bungalow upwards to provide an additional two ensuite bedrooms and which would give outstanding coastal and sea views. Further details on request

## Floor Plan

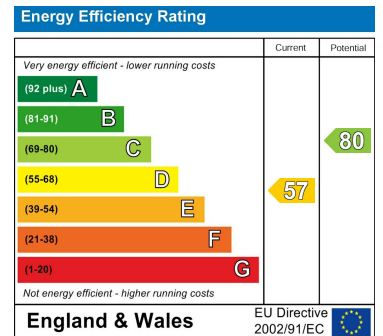


Total area: approx. 82.9 sq. metres (892.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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