



Raeburn, Bull Bay Road, Amlwch, Isle Of Anglesey, LL68 9EA



Price: £360,000

- Impressive extended Detached traditional bungalow
- Extensively remodelled and extended in recent years
- Prime residential location in Amlwch
- Large open-plan living/kitchen/dining room
- Feature lantern roof light and patio doors to gardens

- Patio door to Decking with glass balustrade
- Stylish contemporary bathroom, 3 Good Bedrooms
- Utility, Generous front parking. Rear parking/turning area
- uPVC double glazing, Mains gas central heating
- No Ongoing Chain EPC TBA



Accommodation

Composite double glazed door to

Entrance Hallway 16' 1" x 6' 3" (4.9m x 1.9m) plus 1.8 x 1.7

An impressive entrance with its double windows with leaded glass feature, downlighters, radiator and timber effect floor finish

Stunning Open Plan Lounge, Diner and Fitted Kitchen 33' 10" x 11' 6" (10.3m x 3.5m)

A stunning open plan living space this beautifully created extension is designed to create a bright and sociable hub of the home. The contemporary kitchen is fitted with an extensive attractive range of units centered around a breakfast peninsular, seamlessly flowing into the dining and living area with its white marble effect composite worktops stylish sink and integral dishwasher oven/hob and cooker hood. The large roof lantern floods the room with natural light, whilst the expansive windows and sliding patio doors open directly onto the elevated decked terrace and garden beyond, perfect setting for indoor/outdoor living and entertaining. Finished in stylish flooring and modern decor throughout this impressive space offers comfort and practicality for family life.

Utility room 11' 6" x 4' 6" (3.5m x 1.37m)

Fitted worktop and sink unit with housing and plumbing for appliances, wall mounted gas central heating boiler, double glazed window.

Bedroom 1 16' 5" x 10' 6" (5.0m x 3.2m) into bay

Deep bay with double glazed windows, radiator.

Bedroom 2 16' 5" x 9' 9" (5.0m x 2.96m)

Double glazed window, radiator.

Bedroom 3 13' 1" x 10' 4" (4.0m x 3.14m) into bay

Deep bay with double glazed windows, radiator.

Beautiful Family Bathroom 9' 8" x 6' 7" (2.94m x 2.0m)

Shaped bath with in bath mains fed shower, vanity unit and wash basin, close coupled w.c., attractive brick effect tiling, heated towel rail/radiator, double glazed window.

Exterior

Front - Large off road parking area with ample room for 4 plus vehicles with raised sleeper flower beds to front and side. steps to front door, side storage. vehicular right of way to side leads to rear concealed double gates and possible rear parking. Rear - An impressive and private south facing garden with all day sun, raised large decking verandah with glass balustrade and steps to garden. Ideal space for a Hot Tub (not included) power points and outside lights Gardens mainly to grass with shrubs and bushes and large concrete drive and parking area. Timber shed.

Facilities - Mains gas central heating and UPVC Double Glazing

Services - Mains Water Electricity Gas and Drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating TBA

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. If you require any clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Buyers are advised to make their own enquiries regarding any necessary planning permission or other approvals required to extend this property. Enquiries should be completed prior to any legal commitment to purchase. Anti Money Laundering Regulations At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your cooperation to ensure there will be no delay in agreeing and progressing with the sale

