EGERTON ESTATES









100 Glan Y Don Parc, Amlwch, LL68 9TE

Offers In The Region Of £219,950

A spacious detached three bedroom bungalow in need of improvement, situated in a popular residential area, being a short walk to the sea, and enjoying fine sea views to the rear. The bungalow benefits from a large living/dining room, kitchen with utility area off, three bedrooms, bathroom with separate w.c. It has off road parking, extended garage and gardens to both front and rear.

The property has a modern gas central heating system and double glazed windows and doors.

Sold with NO onward chain.

Porch
With double glazed entrance door and surround.

Living/Dining Room 22'11" x 11'3" (both max) (7.01 x 3.45 (both max))
Having two front aspect windows, two radiators, two pendant lights, t.v and telephone connection.

Inner Hall
With cloak cupboard, as well as a separate cupboard housing a 'Worcester' gas central heating boiler. Further airing cupboard with shelving and radiator.

Kitchen 9'4" x 6'11" (2.87 x 2.12)
With an older style range of base and wall units to include a stainless steel sink unit.
Plumbing for a washing machine, electric cooker point, radiator.
Door to :

Utility Area 9'10" x 5'2" (3.00 x 1.60)
With door to both the front and rear.

Bedroom One 13'11" x 8'11" (4.26 x 2.74)
With rear aspect window enjoying fine sea views and with radiator under.

Bedroom two 10'0" x 9'3" (3.05 x 2.83)
With rear aspect window enjoying sea views and with radiator under.

Bedroom Three/Study 8'11" x 5'11" (2.73 x 1.81)
With side aspect window with radiator under.

Bathroom 5'5" x 4'8" (1.67 x 1.43)
With an original suite comprising a steel panelled bath with electric shower over. Wash basin, radiator, shaver point.
Separate w.c.

Ouside
A tarmacadam drive gives off road parking and access to the attached garage. Front lawned garden with flower border and shrubbery. To the rear is a grassed garden from where there are fine sea views. To the rear of the garage is a sheltered concreted patio with greenhouse.

Garage 16'2" x 14'5" (4.94 x 4.40)
Extended to the side with power provided and up and over door, as well as a personal door to the front and rear.

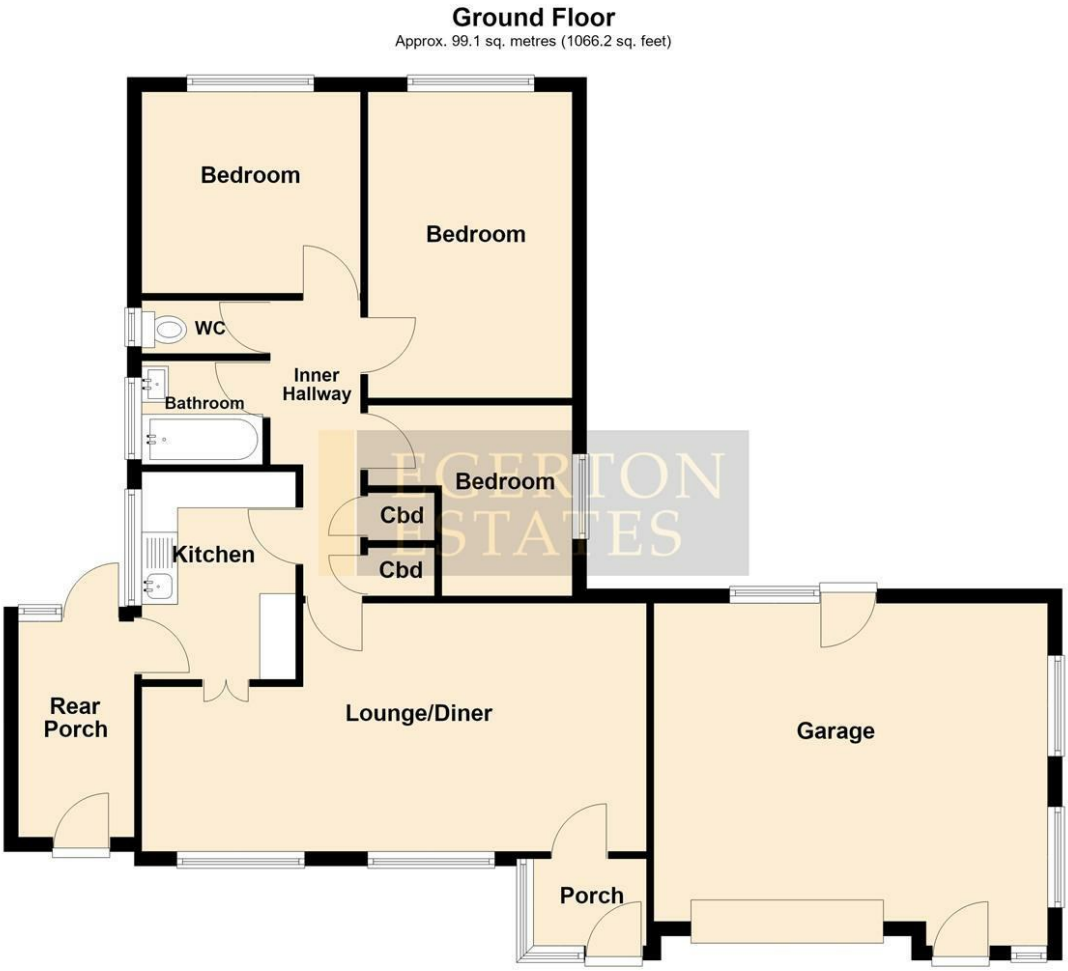
Services
All mains services.
Gas fired central heating.
Pvc double glazed windows and doors.

Tenure
Understood to be freehold, which will be confirmed by the vendor's conveyancer.

Council Tax
Band C

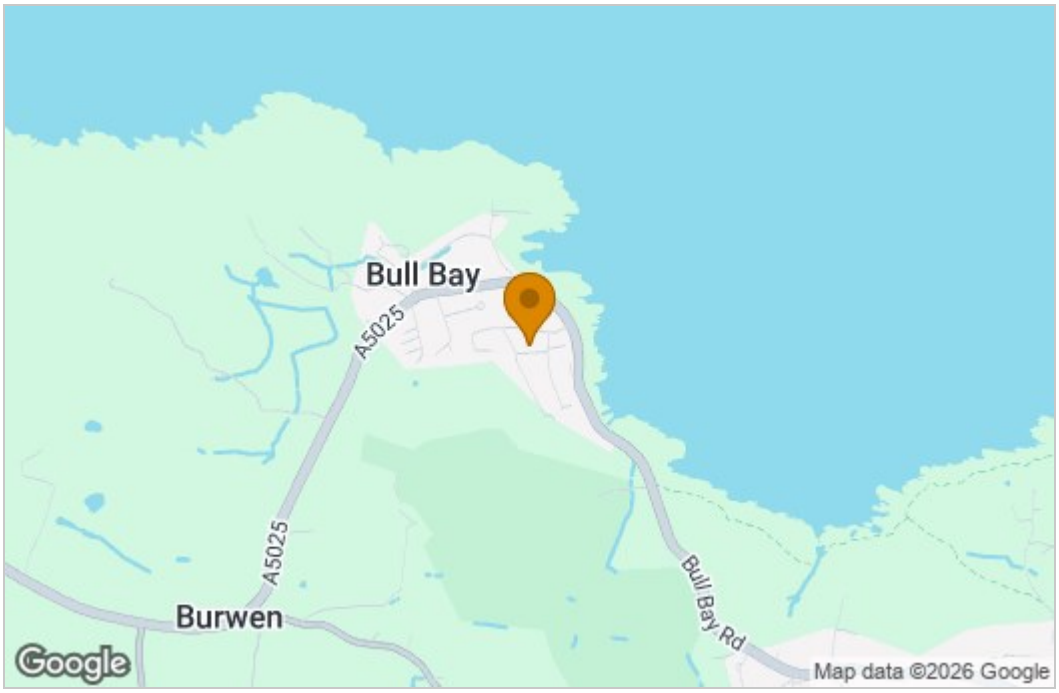
Energy Performance
Band D

Floor Plan

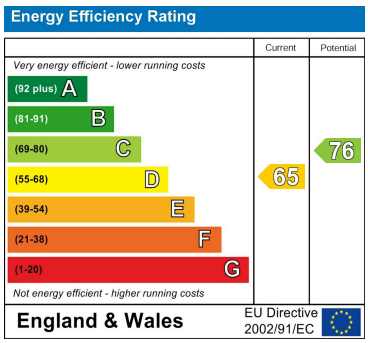


Total area: approx. 99.1 sq. metres (1066.2 sq. feet)

Area Map



Energy Efficiency Graph



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