



£249,500 Freehold

LUCAS & Co
Estate Agents

12 Crud Yr Awel

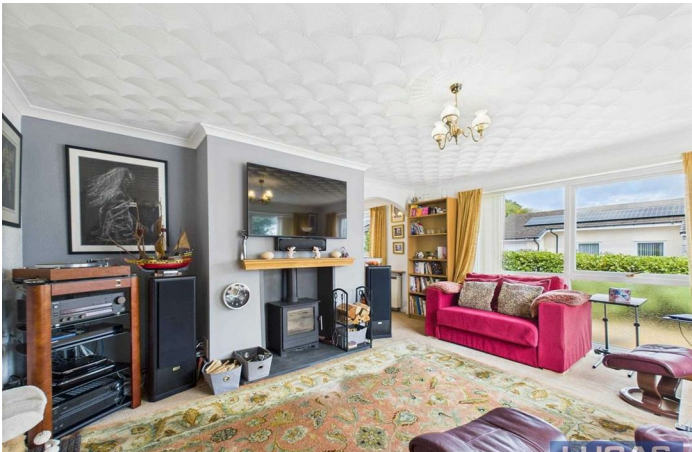
Newborough, LL61 6SF

- 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
- Chain Free
- Services Mains Electric, Mains Water , Mains Drains, Central Heating Night Storage Heaters & Underfloor Heating To Bathroom
- 3 Bedrooms/1 Bathroom/2 Receptions
- Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest
- EPC E;Council Tax Band D £2223.36 2026/2027;Broadband Up To 56 Mbps





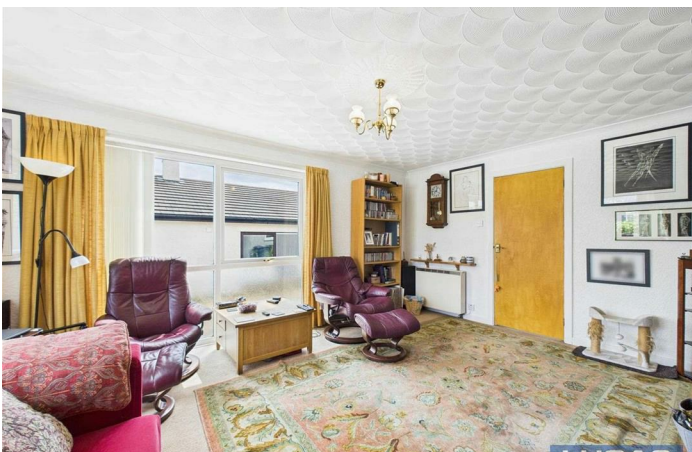
A Well-Appointed Detached Bungalow Centrally Placed Within The Very Sought After Coastal Village Of Newborough, Benefitting From Low Maintenance Gardens To Front & Rear Together With Ample Off-Road Parking & A Linked Detached Garage. The Property Is Only A Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & 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.

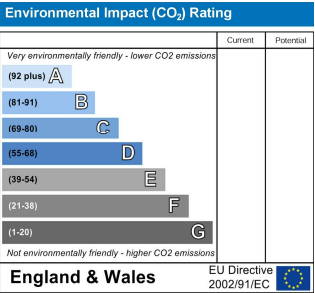
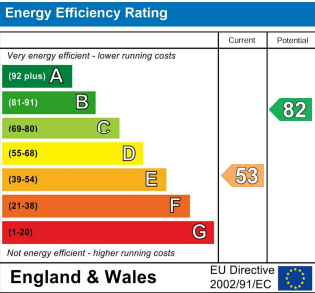


The accommodation which benefits from electric storage central heating and underfloor heating to the bathroom along with double glazing throughout briefly comprises door into a spacious L shaped entrance hallway with a built in cloaks cupboard and a Slingsby style ladder leading up to a very generous attic storage room with power and lighting, doors leading off into the lounge/diner with the lounge offering an attractive wood burning stove set on a slate hearth with steel surround with timber mantel over, coved ceiling, large floor to ceiling picture window to the front aspect overlooking the garden together with a large floor to ceiling picture window to the side aspect boasting glimpses of the mountains in the distance, arched opening through to the dining room with coved ceiling, window to the front aspect overlooking the garden and a serving hatch through to the kitchen.



Continuing off the entrance hall are further doors leading off into the kitchen with base and wall storage cupboards with complementary work surfaces, space for free standing slot in electric cooker with extractor above, space for free standing washer, dryer and dishwasher with solid block worktop over, space for free standing American style fridge/freezer, coved ceiling low maintenance flooring, external door to side pathway with adjoining window to side aspect





LUCAS

Local Authority
Council Tax Band D
EPC Rating E



Lucas & Co Estate Agents

22 High Street, Menai Bridge, Isle of
Anglesey, LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

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.