



Dafarn Dyweirch , Rhosybol, Amlwch, Isle Of Anglesey, LL68 9UA

Price: Offers in the region of £300,000



A substantial detached cottage/bungalow, set within a large plot in a peaceful rural location with wide-reaching countryside views. Offering comfortable, well-proportioned accommodation, the property provides an inviting home with excellent outdoor space and scope to enjoy a relaxed country lifestyle. Further benefits include oil-fired central heating, uPVC double glazing, an extensive driveway with ample off-road parking and an EPC rating of E. Offered for sale with no ongoing chain as part of a probate sale. The accommodation comprises a sun porch opening into the hall, a lounge with patio doors, a large fitted kitchen/diner, four bedrooms, a family bathroom and an en suite shower room.



Accommodation

Double glazed entrance door to

Entrance Porch 9' 10" x 3' 7" (3.0m x 1.1m)

Tiled floor, open arch to

Entrance Hallway 13' 8" x 7' 2" (4.16m x 2.19m)

Radiator, plate rail, timber laminate floor

Lounge 18' 4" x 13' 5" (5.6m x 4.1m)

Feature timber fireplace surround with stone inlay and hearth with electric fire, double glazed sliding patio doors, radiator

Bedroom 1 14' 5" x 12' 6" (4.4m x 3.8m)

Off main lounge - 2 Double glazed windows, radiator

Fitted Kitchen/diner 23' 2" x 14' 1" (7.07m x 4.3m) reducing to 2.46

A large open plan room with an initial dining area leading to the kitchen area with good range of fitted base and wall units with timber grain effect working surfaces inset 1 1/2 bowl sink unit provision for fridge, built in dishwasher and washing machine and cupboard housing oil central heating boiler. Brick recess with feature beam and cooker range. Double glazed external door, window and double glazed patio doors, tiled floor, exposed beams, radiator. Note - No appliances have been tested or operated and no verification of working condition can be given.

Family Bathroom 6' 9" x 6' 4" (2.07m x 1.94m)

Off main Hall - With timber side panelled bath and in bath mains fed shower and side glass screen, vanity unit and wash basin, close coupled w.c., tiled floor, double glazed window.

Bedroom 2 14' 9" x 10' 2" (4.5m x 3.1m)

Double glazed window, radiator, door and step through to

Bedroom 3/Reception room 14' 9" x 8' 2" (4.5m x 2.5m)

Double glazed window, radiator, wall mounted electric meter cupboard. door through to

Bedroom 4 /Reception Room 18' 4" x 14' 1" (5.6m x 4.3m)

A large room with external double glazed door and double glazed windows to front and side, beam, radiator arch and small inner hall to en suite

En Suite Shower room

Off Bedroom 4 - with shower cubicle recess, close coupled w.c., wash basin, tiled walls, towel rail/radiator, extractor fan

Exterior

The property enjoys a large rural plot of around 0.5 acres with extensive gardens. Access drive from country lane leads to a long sweeping access to a stoned parking area with room for several vehicles/boat or caravan storage and being lined by hedges/bushes. Large garden mainly to grass to the front with stoned areas front raised paved patio various shrubs and bushes, corner pond feature. Side garden mainly to grass with paved patio area, storage sheds, rear paved patio area and stoned area, plastic oil tank

Facilities - Oil Fired Central Heating and UPVC Double Glazing

Services - Mains Water Electricity and Private Septic Tank Drainage

Tenure - Freehold

Council Tax Band D Energy Performance Rating E

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



Total Area: 130.1 sq. ft. - 1400 sq. ft.

