

# EGERTON ESTATES



## Plas Petra Ffordd Caergybi , Cemaes Bay, LL67 0LE

A superior detached modern bungalow, individually built in 2008 in a non estate location, and positioned on the edge of the village centre being a short walk to Cemaes' famous beach and harbour. The well appointed accommodation provides a hall with oak flooring, a spacious lounge with large bay window enjoying a southerly outlook and with conservatory sun room off. The spacious kitchen is comprehensively fitted while there are three good sized bedrooms, one being en suite together with a modern family bathroom. The brick paved entrance drive is approached via electronic double opening gates which leads to a good sized detached double garage. The bungalow enjoys a spacious plot with gardens to the front and rear, while the energy efficient accommodation benefits from oil central heating and pvc double glazed windows and doors.

Offers In The Region Of £375,000

# Plas Petra Ffordd Caergybi

, Cemaes Bay, LL67 0LE



## Open Portico

## Entrance Hall

## Lounge/Dining Room

24.2 x 12.8 (extending to 5.96)  
(7.32m.0.61m x 3.66m.2.44m  
(extending to 1.52m.29.2)

## Sun Room

10'5" x 6'8" (3.18 x 2.04)

## Kitchen/Breakfast Room

19'2" x 12'7" (5.85 x 3.84)

## Bedroom One

13'9" x 15'2" (4.20 x 4.63)

## Bedroom Two

12'8" x 10'0" (3.88 x 3.06)

## Bedroom Three

9'4" x 9'3" (2.86 x 2.82)

## Bathroom

8'0" x 6'5" (2.46 x 1.97)

## Outside

## Double Garage

18'3" x 17'10" (5.57 x 5.46)

## Services

## Tenure

## Energy Performance Certificate

## Council Tax

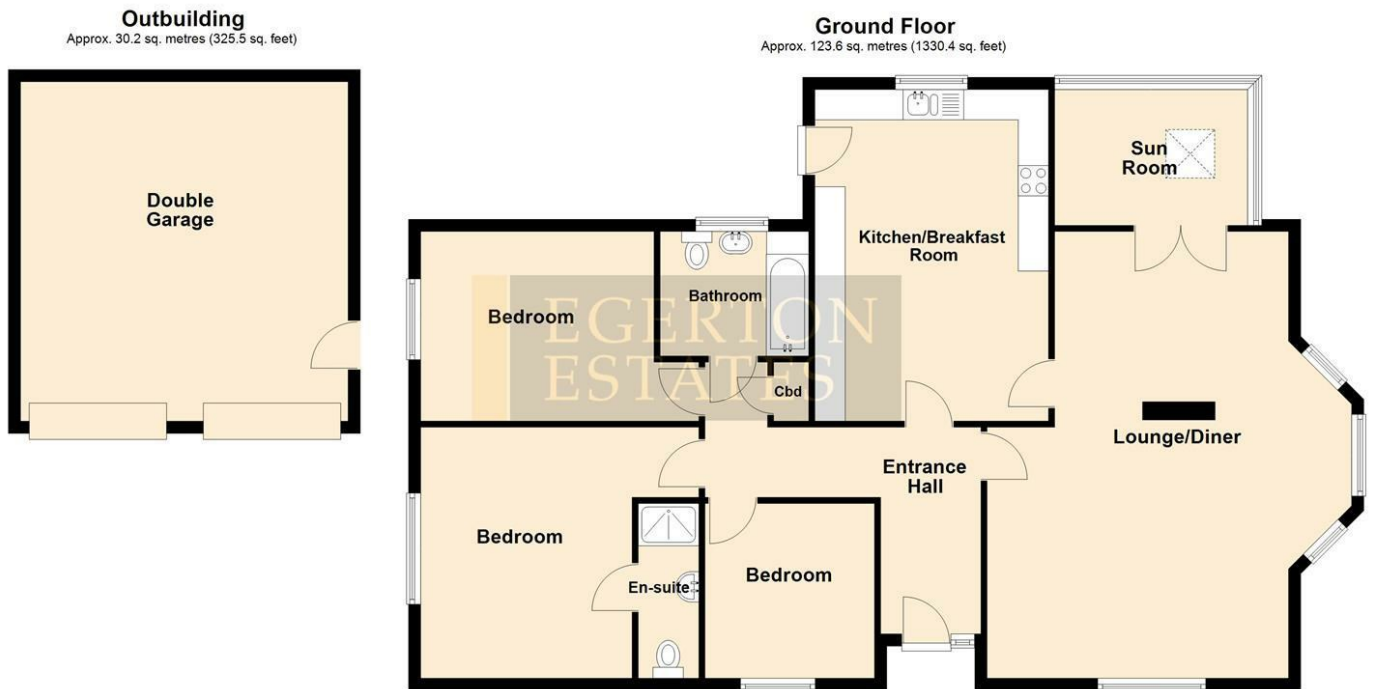
## Directions



## Directions



# Floor Plan



Total area: approx. 153.8 sq. metres (1655.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	