

**2 Tyddyn Drycin, Llanfairfechan
LL33 0RJ**



£259,950

2 Tyddyn Drycin, Llanfairfechan, LL33 0RJ

In an elevated position on the outskirts of Llanfairfechan village, a DETACHED 3 BEDROOM DORMER BUNGALOW & GARAGE. From the front elevations there are panoramic views to Anglesey, Puffin Island and the Great Orme in Llandudno in the distance. With vacant possession and NO ONGOING CHAIN the accommodation briefly affords PORCH, HALL, LARGE LOUNGE, DINING ROOM, KITCHEN, GROUND FLOOR BATHROOM & BEDROOM, Upstairs there are 2 MORE BEDROOMS and WASHROOM. At the back of the property there are tiered gardens, private and sheltered. The property is Freehold and Council Tax Band D. EPC 72C Potential 77C. Ref CB8070

Entrance

Double glazed front door to Porch, quarry tiled floor, inner door to

Hall

Central heating radiator, under stairs cupboard

Large Lounge

19'0" x 10'5" (5.8 x 3.2)

Fireplace surround with electric fire, 2 central heating radiators, coved ceilings, 2 double glazed windows, the front overlooking the panoramic views

Dining Room

10'5" x 8'6" (3.2 x 2.6)

Double glazed, central heating radiator, laminate flooring

Kitchen

13'3" x 8'2" (4.06 x 2.5)

Double drainer stainless steel sink unit, wall and base cupboards, double glazed window and back door, work top surfaces, larder unit, central heating radiator

Ground Floor Bedroom

10'9" x 10'5" (3.3 x 3.2)

Central heating radiator, 2 double glazed windows, panoramic views

Ground Floor Bathroom

7'10" x 7'2" (2.4 x 2.2)

Shower bath with unit and screen, central heating radiator, pedestal wash hand basin, w.c., gas central heating boiler, double glazed

First Floor

Stairway from the Hall to First Floor and Landing

Washroom

W.C and wash hand basin

Bedroom 2

12'9" x 10'2" (3.9 x 3.1)

Double glazed, central heating radiator, 2 roof void cupboards, stunning views

Bedroom 3

10'9" x 7'2" (3.3 x 2.2)

Double glazed, central heating radiator, 3 door wardrobe unit

The Garage

17'8" x 11'9" (5.4 x 3.6)

Concrete driveway leading to the SINGLE GARAGE, brick and block, up and over door, personal door

The Gardens

The rear garden is private and tiered on two levels, paved patio, pergola, mature conifer trees. The front garden has a terrace overlooking the stunning views. Electrics installed to allow an electric vehicle charger to be connected.

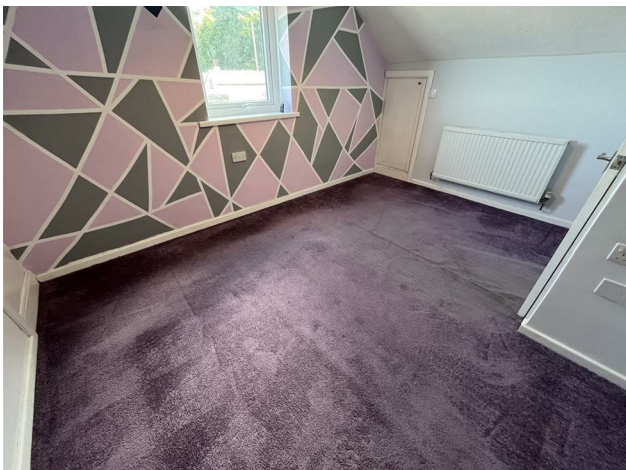
AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	77
		EU Directive 2002/91/EC	

AGENTS NOTES;

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