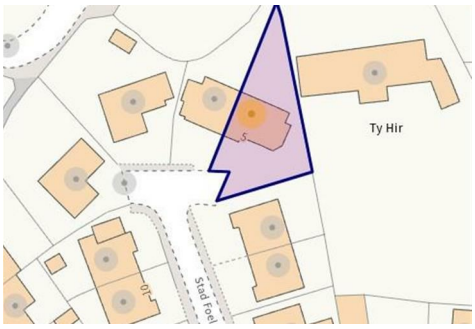
JOAN HOPKIN
ESTATE AGENTS



Cae Gwyn 5 Stad Foel Graig, Llanfairpwllgwyngyll, LL61 5RZ

£295,000

A lovely 3 bedroom semi detached house situated in a quiet location at the end of a small cul de sac, but within minutes of village amenities and the A55 connection to Bangor. Extended by means of a large conservatory entrance, the accommodation is designed with the main living room and kitchen on the first floor to take advantage of the outlook. It is ideally suited for a growing family with a large living room, modern kitchen, 3 bedrooms one of which is en suite and family bathroom. It has off road parking and garage and a good sized low maintenance garden to the rear. Gas central heating and double glazing. Sold with no onward chain.

Conservatory Entrance 16'0" x 11'6" (4.89 x 3.51)

A spacious reception study which can also be used as a sitting/play room, with double glazed surround to two sides and main entrance door. Timber laminated flooring, 2 radiators, door to:-

Rear Porch/Utililty Room 7'4" x 6'2" (2.26 x 1.90)

With worktop surfaces and tiled surround and with a stainless steel sink unit. Space under for a washing machine and dryer. Wall cupboard, laminated flooring, double glazed door to the rear garden.

Inner Hall

With staircase to the first floor, radiator. Laminate timber floor covering.

Bedroom 1 10'3" x 9'6" (3.13 x 2.92)

With rear aspect window overlooking the rear garden and with radiator under.

En suite shower room 5'7" x 4'11" (1.72 x 1.50)

Upgraded with a white suite comprising of a corner shower with glazed doors and thermostatic shower control. Wash basin with wall mirror over, w.c, towel radiator. Full tiled walls and floor.

Bedroom 2 13'4" x 10'0" (4.08 x 3.06)

With front aspect window with radiator under. Fitted mirror front wardrobe.

Bathroom 6'11" x 5'5" (2.12 x 1.66)

Recently refitted with a white suite comprising of a panelled bath with thermostatic shower control over and glazed shower screen. Wash basin, w.c, radiator, shaver point. Fully tiled walls and floor.

First Floor Landing

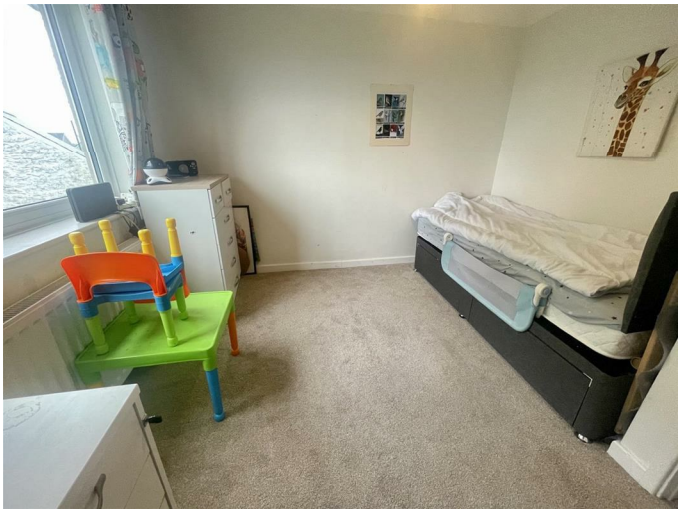
Living/Dining room 22'3" x 10'0" (6.80 x 3.06)

A naturally light room with two front aspect windows, both with radiators under. Coved ceiling with two pendant lights, t.v connection. Door to:-

Kitchen 13'6" x 10'6" (4.14 x 3.22)

Having a modern range of base and wall units in a light cream laminate final with contrasting timber effect worktop surfaces over and tiled surround. Integrated appliances include an eye level double oven, 5 ring gas hob with extractor over, fridge/freezer and dishwasher. Ceramic sink unit under a rear aspect window together with a side aspect window, enjoying distant mountain views, and with a 3 person breakfast bar under. Tiled floor, ceiling downlighters, radiator.

Bedroom 3 11'3" x 10'5" (3.43 x 3.18)



With rear aspect window with radiator under

Outside

Situated at the end of the cul de sac, a concreted drive gives off road parking and leads to an integrated garage. Concrete hard standing with potential to provide an additional parking space together with numerous shrubs and plants to include a palm tree. A ramped access leads to the main entrance while a paved pathway leads to a spacious triangular rear garden being mostly paved for ease of maintenance, but with a small wild flower garden and raised beds to the borders.

Garage 16'1" x 8'2" (4.91 x 2.50)

With up and over door, power, light and water tap.

Services

All mains services connected.
Gas fired central heating system.
Double glazed windows and doors.
Wiring connection for an electric car charger.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendors conveyancer.

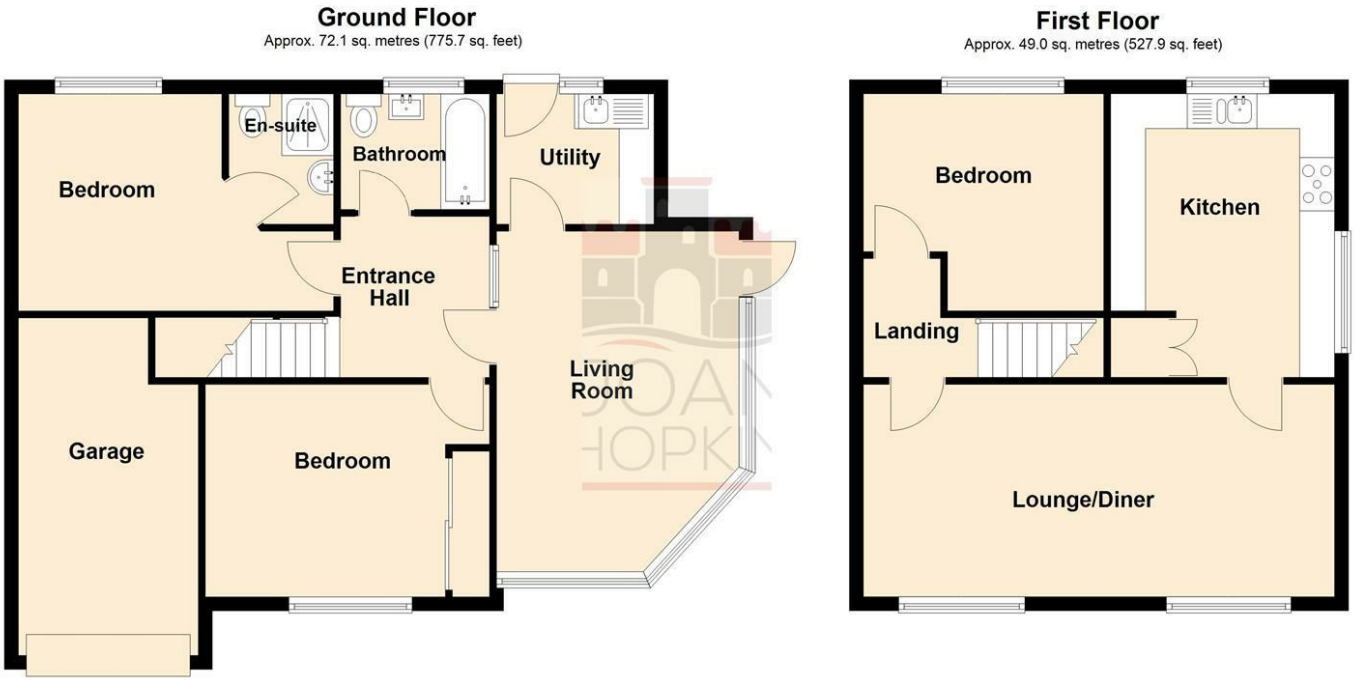
Council Tax

Band D.

Energy Rating

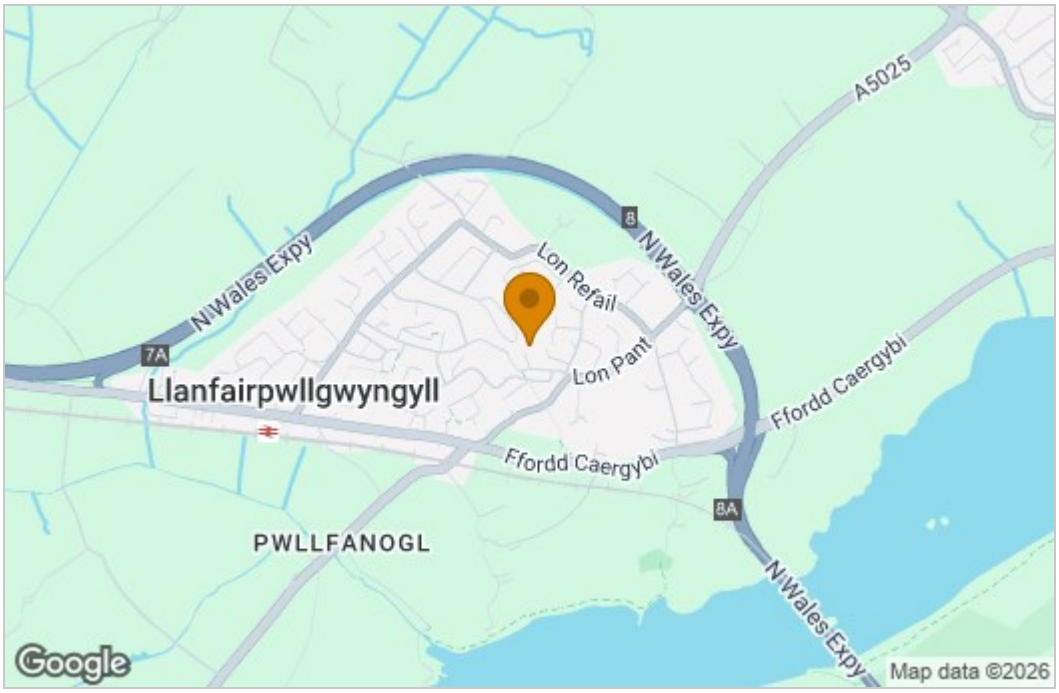
Band C.

Floor Plan

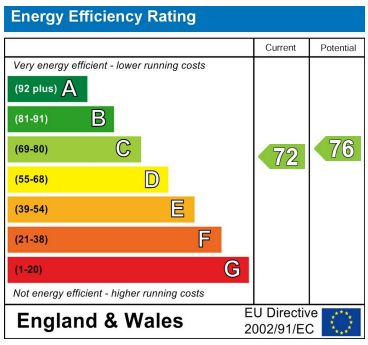


Total area: approx. 121.1 sq. metres (1303.6 sq. feet)

Area Map



Energy Efficiency Graph



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