



TREFORRIS ROAD, DWYGYFYLCHI

OFFERS OVER £425,000



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BLUE TURTLE PROPERTY

Occupying a generous plot that needs to be seen to be appreciated, Blue Turtle Property are delighted to offer for sale this fantastic four bedroom detached home. Set in the most enviable position with breath taking surrounding views yet conveniently located centrally near to amenities, transport links as well as offering idyllic walks right from its doorstep, the location really does offer something for everyone. Offering well proportioned accommodation tailored to modern living, as well as beautifully kept gardens to front, side and rear, off road parking and a garage.

In brief, the light and airy accommodation affords: Entrance hallway, lounge/ dining room, kitchen, w.c and sitting room to the ground floor, with four impressive bedrooms to the first floor (master bedroom with balcony enjoying countryside and sea views,) and family bathroom. Externally, the property benefits from fantastic gardens to front, side and rear, with garden bar and summer house. This stunning property also enjoys a detached garage and driveway. The property further benefits from gas central heating and double glazing throughout.

Early viewing is highly recommended to appreciate all that this family home has to offer.





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Location

Dwygyfylchi is a picturesque coastal village with a real sense of community. Offering a beautiful stretch of beach along with a mountainous backdrop, the location really does offer something for everyone. With a host of amenities including a primary school, post office, golf club, pub restaurants and shops as well as the beach just a stones throw away. The village is conveniently placed for the A55 Expressway allowing easy access to all the neighbouring coastal towns and beyond.

Tenure- Freehold

Council Tax Band- E as on gov.uk





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Ground Floor

Entrance Hallway - 11'10" x 6'5"

uPVC door leading in, coving to ceiling, radiator, under stairs cloaks area, stairs to first floor.

Lounge/ Dining Room - 22'7" x 13'2"

Two double glazed windows looking out on to front garden, coving to ceiling, feature fire surround with inset pebble effect fire, television point, radiator.

W.C - 7'9" x 3'5"

Low level flush w.c, pedestal wash hand basin, double glazed obscure glass window to rear aspect.

Kitchen - 7'10" x 13'5"

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with mixer tap, integral appliances including oven, four ring hob and fitted extractor over, dishwasher, fridge and freezer, plumbing for washing machine, wall mounted gas central heating boiler, uPVC door to side accessing gardens, double glazed window looking out on to rear garden.

Sitting Room - 10'6" x 14'4"

Coving to ceiling, sliding patio doors accessing rear garden, radiator.



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First Floor

Landing - 16'9" x 6'6"

Loft access, built in storage cupboard.

Bedroom One - 13'10" x 12'9"

Coving to ceiling, ceiling rose, feature panelling to walls, radiator, double glazed window to rear aspect, door on to balcony.

Balcony-

Ideal seating area to take in the tranquil setting and the far reaching coastal and mountain views.

Bedroom 2 - 10'5" x 13'7"

Coving to ceiling, double glazed window overlooking rear garden and on to views beyond, radiator.

Bedroom 3 - 8'9" x 8'11"

Coving to ceiling, double glazed window overlooking front garden and on to views beyond, radiator.

Bedroom 4 - 9'10" x 9'6"

Coving to ceiling, double glazed window overlooking rear garden and on to views beyond, radiator.

Family Bathroom - 5'5" x 8'0"

Panel bath with shower over, pedestal wash hand basin, low level flush w.c, part tiled walls, radiator, double glazed obscure glass window to side aspect.



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Externally

Front

Fantastic private front garden laid to lawn with mature shrubs, gated access and hedged boundaries.

Side

Patio area, providing the perfect spot for entertaining with a fantastic bar set up ideal for socialising, secure gated side access. To the other side is a driveway, private parking space, garage and electric charging point.

Rear

Patio area immediately to rear ideal for seating, area laid to lawn with stepping stones leading to summer house. fenced boundaries.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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