

Price: £349,950

PROPERTIES

12 Petersfield Estate, Mynydd Mechell, Amlwch LL68 0TR

- Impressive & Greatly Re-Modelled Bungalow
- Generous Plot With Gardens To 3 Sides
- Spacious Lounge/Diner, Large Side Conservatory
- Stunning virtually new Fitted Kitchen/Breakfast Room
- Quality Log Cabin/Summer house/Studio
- Superb Fitted Spa Bathroom/Shower Room
- 3 Good Bedrooms, utility /Cloaks
- Lovely Gardens With 2 Raised Seating Areas
- UPVc Double Glazing & LPG Gas Central Heating
- EPC: E, Replacement internal Oak doors







Accommodation
Composite double glazed entrance door to

Entrance Porch 10' 2'' x 4' 11'' (3.1m x 1.5m) red to 0.7m
Tiled floor, double glazed door to

Hall 4' 6'' x 2' 8'' (1.369m x 0.82m)

Utility/Wet Room 5' 1'' x 6' 10'' (1.547m x 2.09m)
Having been refitted as a tiled wet room now converted to a utility with , toilet, wash basin, extractor, double glazed window to porch, radiator. Can be easily converted back

Open Plan Lounge & Dining Room 22' 8'' x 18' 4'' (6.9m x 5.59m) red to 4.1m
A spacious room with sliding double glazed doors leading to conservatory, feature fireplace recess with lpg gas stove, laminate floor finish, 2 radiators, double glazed window.

Conservatory 19' 8'' x 10' 4'' (6.0m x 3.14m)
Having a delightful aspect over gardens and double doors to rear raised seating area, 2 radiators, laminate floor finish





Fitted Family Kitchen/Breakfast Room 23' 4'' x 11' 6'' (7.1m x 3.5m)
A lovely generous room with a lovely aspect having a double glazed picture window and door to a raised external seating area. The kitchen is extensively fitted with a range of Shaker style base and wall units with stone effect worktops and tiled surrounds and includes the sink unit, cooker range with a stainless steel splashback and canopy; Integral dishwasher. Ample space for large fridge freezer. Double glazed window to rear garden. Built-in larder, downlighters, tiled floor, radiator.



Inner Hall 8' 5'' x 2' 11'' (2.56m x 0.9m)
Loft access (loft partially boarded)

Bedroom 1 13' 2'' x 10' 5'' (4.01m x 3.18m)
Double glazed window and radiator



Bedroom 2 13' 9'' x 9' 2'' (4.2m x 2.8m)
Double glazed window, radiator.

Bedroom 3 9' 10'' x 8' 5'' (3.0m x 2.56m)
Double Glazed window and radiator.

Impressive Bathroom 9' 2'' x 8' 1'' (2.8m x 2.47m)
A stylish room being extensively fitted with a range of fitted units including mirrored door linen cupboards. Having a shaped spar bath, shower enclosure with body sprays and hand shower, vanity units and wash basin with concealed cistern w.c., heated towel rail, radiator. Ceiling is clad in timber with downlighters, tiled floor, double glazed window.



Exterior
There are double gates to the front leading to the tarmac drive/parking for 2 cars and accessing the former garage/current store (3.7m x 2.45m) with double doors. The gardens extend from the front to the side with low maintenance stone/gravel and various shrubs/trees, flower beds, paved paths and privacy from hedging. To the rear there are lovely enclosed and private gardens laid to grass with shrubs and bushes/trees and hedging. There is a large concreted yard area with water and steps up to the two raised and balustraded paved seating areas. Underground LPG bulk storage tank. Garden store building (2.5m x 2.2m external). and side double gates to main road. Large (5m x 3m) Timber Cabin suitable for a office/studio/playroom/craftroom)



Facilities - LPG Gas Central Heating (underground tank); UPVC Double Glazing

Services - Mains Water Electric & Drainage (no mains gas)

Tenure - Freehold Council Tax Band: C EPC Rating: E



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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



All measurements are approximate and for display purposes only









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