

EGERTON ESTATES



25 Craig Ddu Estate, Amlwch, LL68 9EH

Offers In The Region Of £255,000

A delightful detached 3 bedroom bungalow, enjoying fine sea and headland views to both front and rear, and located on a small cul de sac estate on the edge of the town yet convenient for local amenities.

Upgraded to a good standard the bungalow benefits from propane gas central heating and double glazing. It has extended off road parking and a garage, as well as manageable garden to both front and rear. Well priced bungalow available with no onward chain.

Living/Dining Room 19'10" x 10'4" (6.07 x 3.15)

With a pvc double glazed front entrance door and side panel. Dual aspect windows with the the front window being very wide to give fine sea and coastal views towards Bull Bay. Fireplace opening with recently installed wood burning stove on a tiled hearth, tv connection, 2 radiators, telephone/internet connection.

Hallway

With spacious walk in storage cupboard with shelving and separate cloak cupboard. 2 radiators.

Kitchen 10'9" x 8'9" (3.28 x 2.67)

With a range of modern style base and wall units to three sides in a light cream laminate finish with contrasting worktop surfaces and tiled surround. Integrated appliances includes a ceramic hob with concealed extractor over and oven under. Integrated fridge/freezer and washing machine. Small breakfast bar with radiator under. 1.5 bowl stainless steel sink unit under a side aspect window with adjoining pvc double glazed outside door.

Bedroom 1 13'7" x 9'1" (4.15 x 2.78)

With rear aspect window enjoying a private outlook over the rear garden. Radiator.

Bedroom 2 10'4" x 9'10" (3.16 x 3.01)

With private outlook over the rear garden. Radiator.

Bedroom 3 8'9" x 7'5" (2.69 x 2.27)

With side aspect window. Radiator.

Bathroom 6'10" x 5'5" (2.09 x 1.67)

With a modern suite in white comprising a panelled "P" shaped bath with electric shower over and glazed shower screen. Vanity unit with base and wall cupboards incorporating a sink unit with large mirror over, shaver point and W.C. Fully tiled walls and floor, towel radiator.

Outside

Situated near the bottom of the cul de sac, the private drive has been extended to give off road parking for at least 2 cars and leads to the attached garage. To the front is a lawned garden with shrubbery to the borders. Access to either side leads to a good sized rear garden area, enjoying a good amount of privacy to include a timber Summer House (2.9m x 2.3m) with glazed frontage as well as a timber Garden Shed (2.3m x 1.8m). The rear garden backs onto the headland with fine sea views to include the "East Mouse".

Garage 17'4" x 8'6" (5.3 x 2.6)

With storage cupboards and shelving, power and light.

Services

Mains water, drainage and electricity. Propane gas central heating.

Tenure

Freehold, and to be confirmed by Vendor's conveyancer.

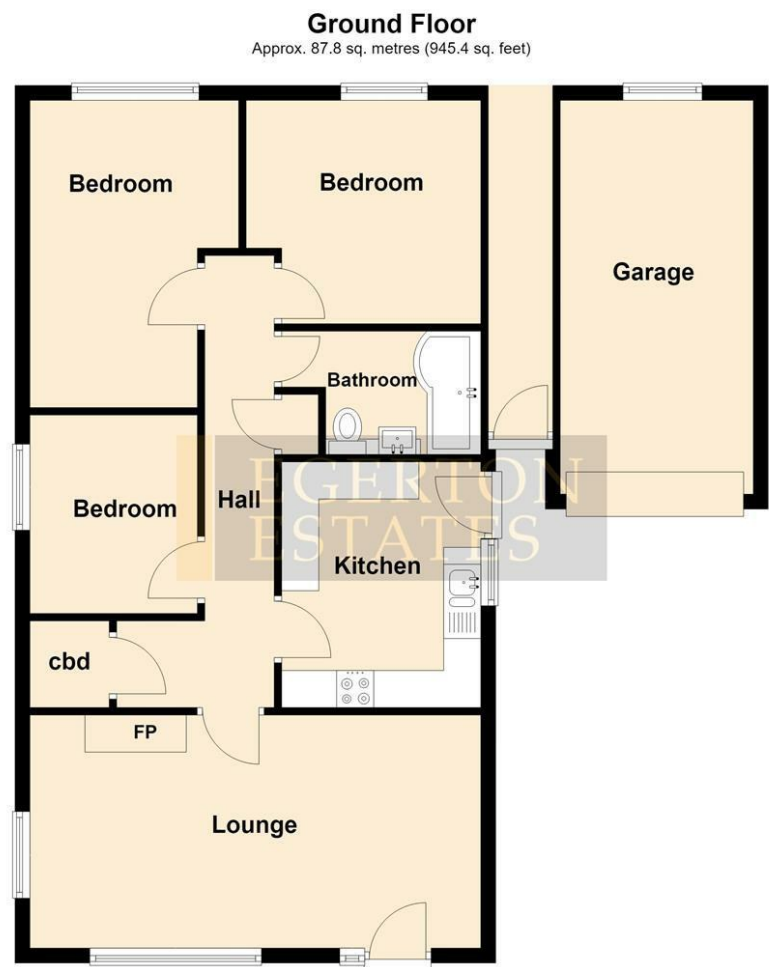
Council Tax

Band D

Energy Efficiency

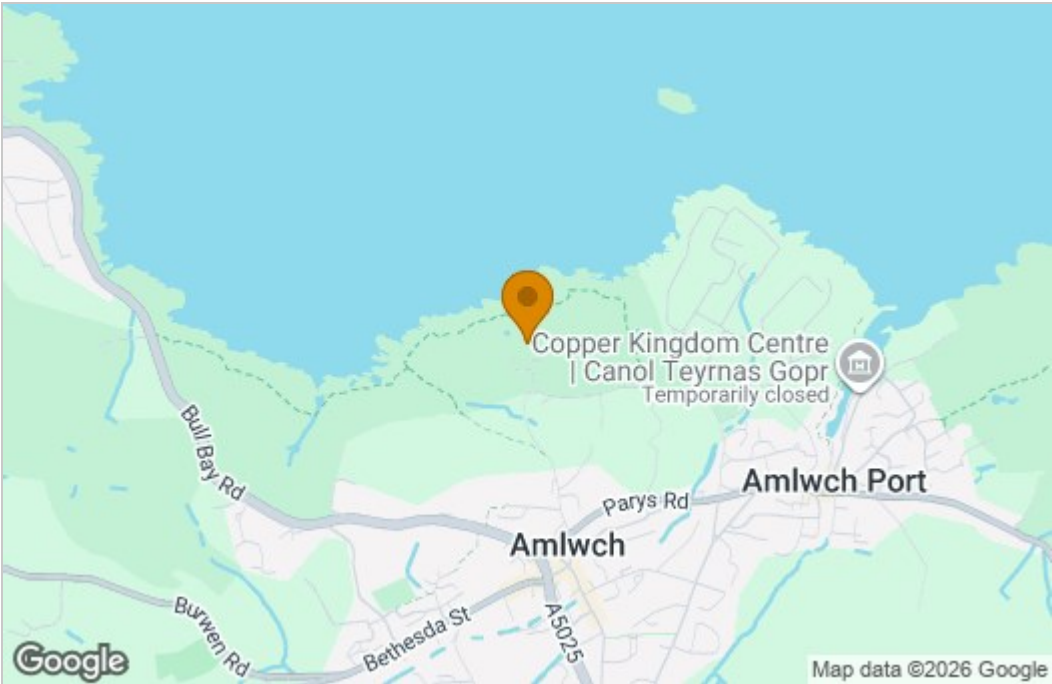
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Floor Plan

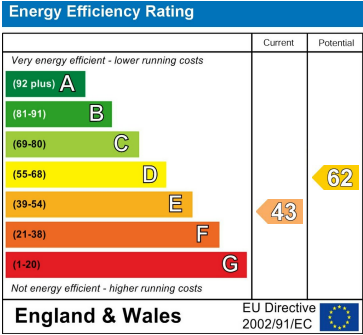


Total area: approx. 87.8 sq. metres (945.4 sq. feet)

Area Map



Energy Efficiency Graph



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