ADAMSON ESTATES









Alawon Beach Road, Gorad, Valley, Anglesey, LL65 3BW

£425,000

- 30 seconds to edge of beach (3 minutes to beach access)!
- 100 yards from Coastal Path; Area of Outstanding National Beauty & SSSI
- Good sized corner plot
- 5.3m x 8.6m Double Garage etc - potential Annex
- Mains gas central heating
- Stunning panoramic views from the beach
- Excellent shops, restaurants etc in Valley just 1 mile
- Extremely well presented & spacious
- A55 just 1.75 miles; Penrhos Coastal Park & cafe 2 miles.
- uPVC double glazed to main; Cavity wall insulation

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Enjoying a good-sized corner plot just 4 properties up from the beach and within a 3 minute walk of beach access, we are pleased to offer this extremely well presented 3 bed detached true bungalow with excellent potential to create further living accommodation within the attached annex which has a large double garage with rooms. Located 100 yards from the Coastal Path and within the Anglesey National Landscape (Area of Outstanding National Beauty), on the edge of an SSSI at Traeth Y Gribin/Beddmanarch Bay and with stunning panoramic sea views from the beach. Conveniently located just 1 mile from the excellent facilities including shops, restaurants and cafes in Valley and with Penrhos Coastal Park within 2 miles and the A55 1.75 miles.

The property briefly comprises an imposing hall, good sized lounge with dining area, kitchen, 2 double and 1 single bedrooms and shower room to the main area plus an attached annex comprising a large utility/store room, WC, hobby room and an 8.6m x 5.3m double width garage. Externally, there is ample parking (with scope to create more) and generous gardens.

3 1 1

Council Tax Band: E







Hall
Spacious and imposing L-shaped hall with feature archway cloaks cupboard and large linen cupboard. Access to large loft area via ladders to trap door.

Lounge with Dining Area
21'12" x 12'11" extending to 14'12" in Dining Area (6.70m x 3.94m extending to 4.56m in Dining Area)
A good-sized reception room with large picture windows to front and side and with ample space for a large dining table with serving hatch to the kitchen. Quartz fireplace with living flame gas fire.

Kitchen
9'10" x 14'11" (3.00m x 4.54m)
Attractive modern fitted kitchen with integral electric oven, microwave, gas hob, fridge, freezer and dishwasher. The side door leads to the annex where the utility room can be found.

Bedroom 1
12'11" x 13'11" (3.94m x 4.25m)
Spacious double room to the front with built-in wardrobes.

Bedroom 2
12'11" x 13'1" (3.94m x 4.00m)
Spacious double room to the rear with built-in wardrobes.

Bedroom 3
8'11" x 9'6" (2.71m x 2.90m)
Single room currently used as a snug.

Shower Room
8'6" x 6'2" (2.60m x 1.89m)
Attractive modern shower room with half tiled walls, large corner shower cubicle with plumbed-in shower, WC, bidet and washbasin to vanity unit.

ANNEX/GARAGE
The following are attached to the bungalow making this an ideal annex to the property.

Hallway
Tiled hallway with uPVC door and window to front.

Utility/Store Room
12'4" x 12'1" (3.75m x 3.69m)
Large utility room with tiled floor, double Belfast sink, plumbing for washing machine and ample space for storage or conversion to living space.

WC with Washbasin

Hobby Room
12'5" x 9' (3.78m x 2.75m)
Located off garage to the rear, this would make an ideal double bedroom.

Double Garage
17'5" x 28'3" (5.30m x 8.60m)
A very large double garage with ample space for workshop area at rear. uPVC double glazed.

EXTERIOR
Drive with ample space for 3 cars parked side-by-side and more. Potential to adapt the front gravelled area into further parking. Good sized lawned garden at rear and further space behind the annex/garage.

TENURE/SERVICES
The property is freehold; Council tax band E; EPC rating to be updated; Mains gas central heating; Mains drainage; uPVC double glazed to bungalow (single glazed to utility & hobby room); Cavity wall insulation; Superfast broadband.















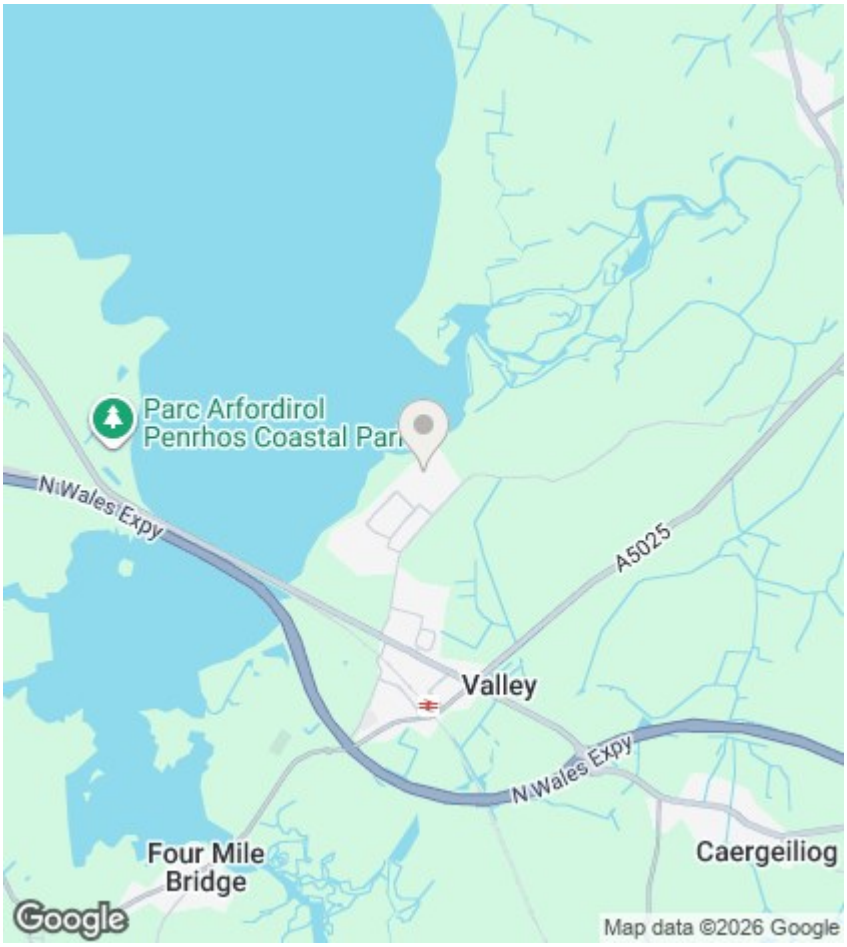










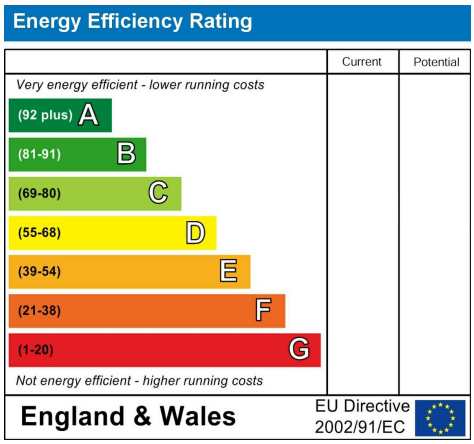


Viewings

Viewings by arrangement only. Call 01248 295101 to make an appointment.

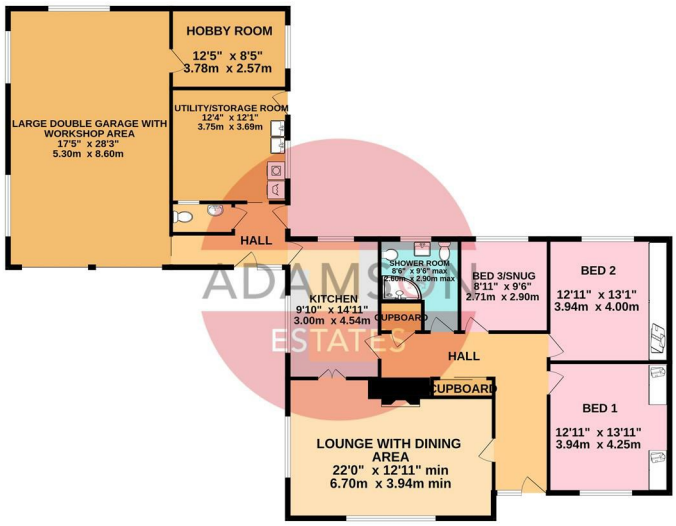
Council Tax Band: E

EPC Rating:



PRS Property Redress Scheme

GROUND FLOOR
1975 sq.ft. (183.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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