



£249,500
Freehold

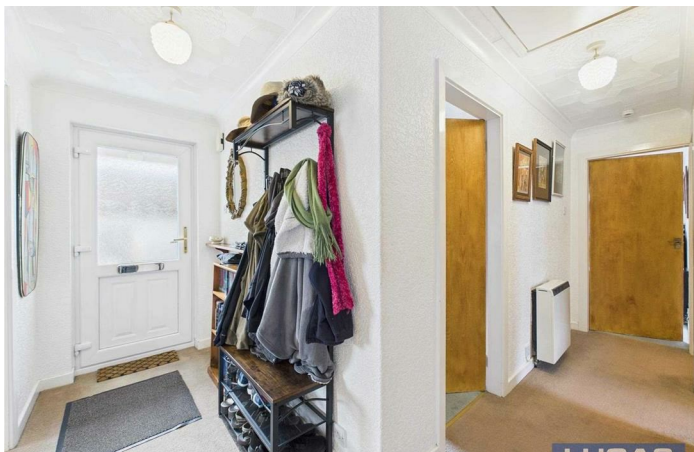
LUCAS & Co
Estate Agents

12 Crud Yr Awel

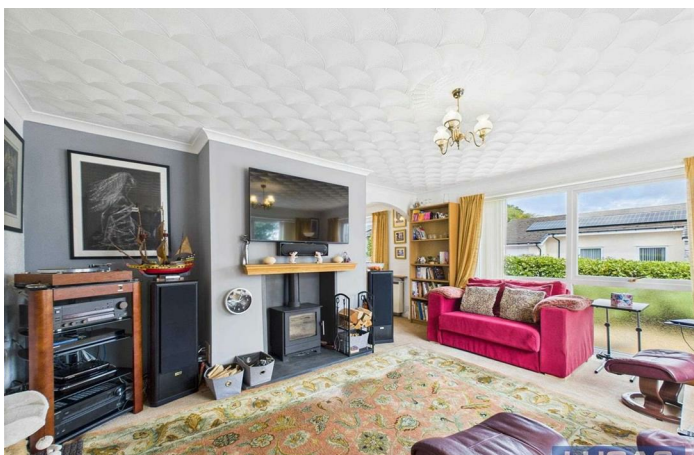
Newborough, LL61 6SF

- Detached Bungalow Centrally Placed Within Coastal Village Of Newborough,
- Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest
- Mains Electric, Mains Water , Mains Drains, Night Storage Heaters & Underfloor Heating To Bathroom
- Benefitting From Low Maintenance Gardens To Front & Rear Together With Ample Off-Road Parking & A Linked Detached Garage
- Broadband Up To 56 Mbps

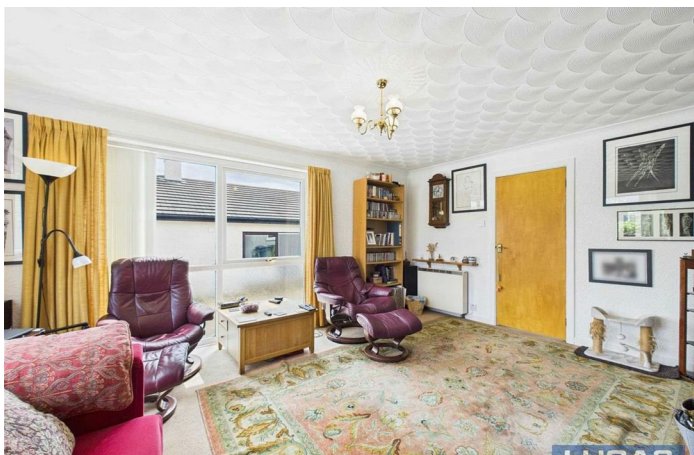


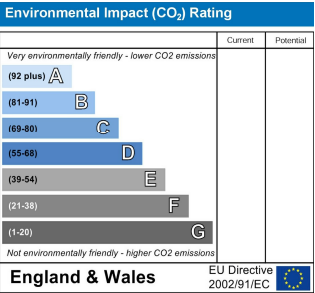
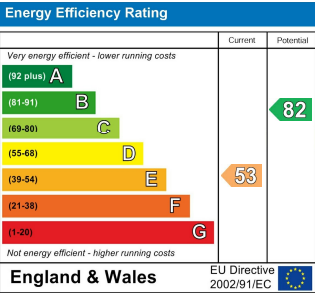


A Well-Appointed Detached Bungalow Centrally Placed Within The Very Sought After Coastal Village Of Newborough, Benefitting From Low Maintenance Gardens To Front & Rear Together With Ample Off-Road Parking & A Linked Detached Garage. The Property Is Only A Short Walk From The Village Store And Is Very Convenient For The Renowned Newborough Beach & Forest As Well As The Many Other Attractions Close To Hand. The Bungalow Is Ideal For Downsizers, Families, Retirees, Or Those Seeking A Peaceful Escape Very Near To The Coast & Comes With The Added Benefit Of No Onward Chain. Viewing Both Internally and Externally Is Highly Recommended.



The accommodation which benefits from electric storage central heating and underfloor heating to the bathroom along with double glazing throughout briefly comprises door into a spacious L shaped entrance hallway with a built in cloaks cupboard and a Slingsby style ladder leading up to a very generous attic storage room with power and lighting, doors leading off into the lounge/diner with the lounge offering an attractive wood burning stove set on a slate hearth with steel surround with timber mantel over, coved ceiling, large floor to ceiling picture window to the front aspect overlooking the garden together with a large floor to ceiling picture window to the side aspect boasting glimpses of the mountains in the distance, arched opening through to the dining room with coved ceiling, window to the front aspect overlooking the garden and a serving hatch through to the kitchen.





Local Authority
Council Tax Band D
EPC Rating E



Lucas & Co Estate Agents
22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact
01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.