

# EGERTON ESTATES



## Bay View , Moelfre, LL72 8HR

**£675,000**

An absolutely delightful coastal cottage, situated in a quieter area of the village, but less than 100 metres from the beach and enjoying panoramic and uninterrupted views over the sea to Red Wharf Bay and Llanddona headland, all under a backdrop of the Eryri (Snowdonia) mountain range to include Snowdon itself.

Meticulously maintained by the present owner and very much in keeping with the character of the original stone cottage.

Bay View has been noticeably extended to provide comfortable accommodation which includes three reception rooms, kitchen, utility, three bedrooms and two bathrooms. Good sized gardens to the front and side with patio to the front and off road parking. There is also planning permission for an extra double bedroom and en-suite above the dining room.

This is the first time Bay View has been on the market in over 65 years and viewing is essential to fully appreciate all this cottage has to offer and its outstanding coastal location.

### Open Porch

With over head light, pvc double glazed entrance door.

### Hallway

With staircase to the first floor.

### Living Room 20'8" x 10'2" (into bay) (6.31 x 3.10 (into bay))

Having a near full width bay window with window seat and giving a most delightful sea view over the bay towards Red Wharf Bay and Llanddona headland, with the majestic Eryri (Snowdonia) mountains in the background. Painted timber surround fireplace with cast iron and tiled inlay and tiled hearth. Wall lights, storage heater.

### Sun Room 17'11" x 10'2" (5.48 x 3.10)

A more recent addition with front aspect windows again framing the coastal views. Inglenook style fireplace housing a multi-fuel stove on a Moelfre stone hearth. Electric panel heater, light timber laminated floor. Area to the rear suitable as a study area.

### Kitchen 14'4" (into bay) x 6'4" (4.39 (into bay) x 1.95)

In a natural solid timber finish with base and wall units with worktop surfaces and part tiled walls. Integrated ceramic hob with extractor over, eye level double oven, and integrated dishwasher and fridge. 1.5 bowl stainless steel sink unit, light timber flooring and ceiling spot lights.

### Dining Room 13'3" x 8'3" (4.05 x 2.54)

Another more recent addition with wide front patio door framing the coastal views. Attractive vaulted ceiling with velux roof light and exposed roof timbers. Light timber flooring, panel heater, retractable dining light and matching wall lights.

### Inner Hall

With understairs store.

### Bathroom 6'4" x 5'10" (1.94 x 1.78)

Having a white suite comprising a panelled bath with thermostatic shower over, wash basin with mirror cabinet over, w.c, panel room heater.

### Utility Room 13'10" x 6'8" (4.23 x 2.05)

Having an extensive range of base and wall modern kitchen units with worktop surfaces and including integrated fridge, freezer, washing machine and condenser dryer. 1.5 bowl stainless steel sink. Full height airing cupboard housing the immersion tank, tiled floor and electric panel heater. Access through to:

### Boot Room 7'5" x 6'9" (2.28 x 2.07)

With ample space for coats and general storage, and with a tiled floor, double glazed door to the side.

### First Floor Landing

Hatch with fixed ladder into the boarded loft space with lighting.

### Bedroom One 16'9" x 8'1" (5.13 x 2.48)

With front aspect window to enjoy outstanding sea and mountain views, wardrobe recess, electric storage heater.

### Bedroom Two 10'0" x 6'4" (3.06 x 1.95)

Again enjoying panoramic sea and mountain views, wardrobe recess, storage heater.

### Bedroom Three 13'10" x 6'8" (4.24 x 2.05)

With dual aspect windows, storage heater.

### Shower Room 6'5" x 3'7" (1.97 x 1.10)

Having a full width shower enclosure with glazed doors and 'Mira' electric shower control. Wash basin with fixed mirror cabinet over and adjacent shaver point, w.c, Velux rooflight, electric towel radiator.

### Outside

A gravelled drive provides off road parking and turning space. Spacious garden area to the front with a large flagged patio being a perfect spot to sit out and enjoy the panoramic sea and coastal views. Screened lawned garden with a selection of shrubbery and flowers and a further patio area at the bottom of the garden. An additional lawned garden is found to the side, whilst there is a storage area to the rear with water tap.

### Services

Mains water, electricity.

Private drainage.

Electric heating.

PVC double glazed windows and doors.

### Tenure

The property is Freehold and this will be confirmed by the vendor's solicitor.

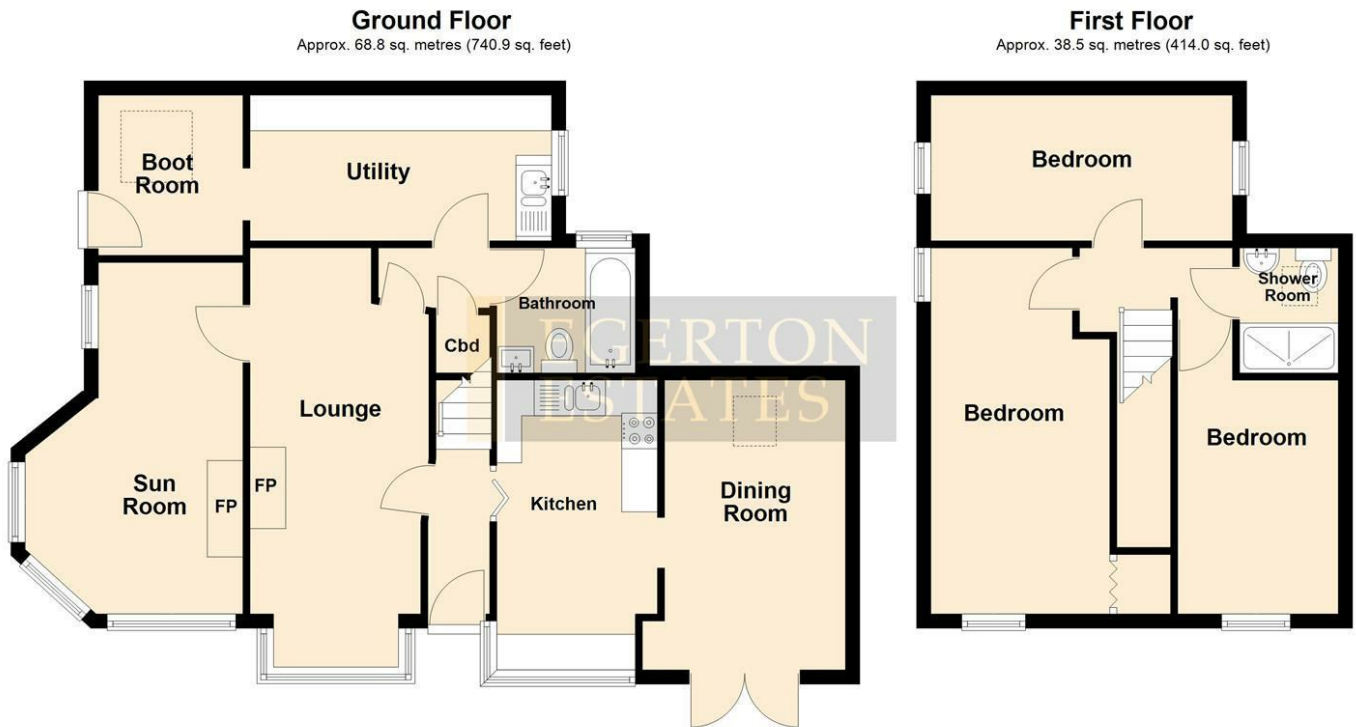
### Council Tax

Band D

### Energy Performance Certification

Band E

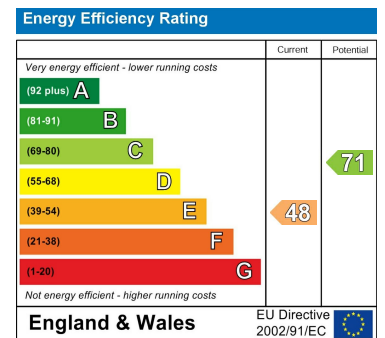
## Floor Plan



## Area Map



## Energy Efficiency Graph



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