



## **Dolafon , Pentraeth, LL75 8YP**

**£325,000**

Nestled in a quiet rural location, this delightful bungalow offers a perfect blend of comfort and convenience. A feature of the countryside location are the far reaching views all around extending towards the Lley Peninsula and Snowdonia mountain ranges. Spanning an impressive 958 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. There are two inviting double bedrooms, and bathroom. The cottage has a gas central heating system and is double glazed.

The bungalow is set in a peaceful location, ideal for those seeking a tranquil lifestyle, yet it remains within easy reach of local amenities and beautiful surroundings. The property also boasts parking for two vehicles, making it a practical choice for families or those with multiple cars.

This charming residence is perfect for first-time buyers, downsizers, or anyone looking for a countryside cottage in a picturesque setting. With its appealing layout and desirable rural location, this bungalow is a wonderful opportunity not to be missed.

### **Vestibule Porch**

With a double glazed entrance door, laminated flooring continuing to:-

### **Hallway**

With a cloak/storage cupboard and a further cupboard housing a Vaillant gas central heating boiler. Radiator.

### **Living Room 17'1" x 13'10" (5.21 x 4.23)**



A spacious naturally light living area having dual aspect windows. Inglenook fireplace housing a wood burning stove on a slate hearth and timber mantle over. Two radiators, tv connection.

### **Dining Room 13'1" x 9'0" (4.01 x 2.76)**



Also having an inglenook style fireplace housing a wood burning stove on a slate hearth and with wooden mantle over. Cupboard housing a hot water cylinder, timber flooring, radiator. A fold down ladder leads to a spacious attic room with good central headroom, floored and with electricity provided giving scope for conversion. A through door to:-

### **Kitchen 12'4" x 6'0" (3.78 x 1.83)**



Having a range of base and wall units in a light timber finish with worktop surfaces and tiled surround. Stainless steel electric hob with oven under and recess for a washing machine and space for a fridge/freezer. Stainless steel sink unit under a rear aspect window overlooking the gardens and surrounding farmland.

### **Rear Porch**

With a tiled floor and double glazed door to the outside.

### **Bedroom 1 13'3" x 10'0" (4.05 x 3.07)**



Having two front aspect windows giving an open outlook over farmland towards the mountains. Radiator, telephone point.

### **Bedroom 2 13'10" x 13'10" (4.24 x 4.24)**



Again with dual aspect windows overlooking the garden and fields. Two radiators, hatch to the roof space.

### **Bathroom 6'8" x 5'6" (2.05 x 1.68)**



Having a white suite comprising of a steel panelled bath with Mira electric shower over and tiled surround, wash basin, WC, radiator.

### **Outside**



Direct access off the lane leads to a tarmacadam

open parking and turning area for two cars.

A feature of the cottage is the very generous plot, giving spacious gardens and all overlooking or adjoining farmland. The gardens are mostly lawn being well screened to give good privacy, and surround the cottage. In addition there is an additional area with its own access off the lane that would give parking for a motorhome or caravan.

### **Services**

Mains water and electricity. Private drainage (2020)  
Propane gas central heating.  
7 Solar panels provided

### **Tenure**

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer

### **Council Tax**

Band E

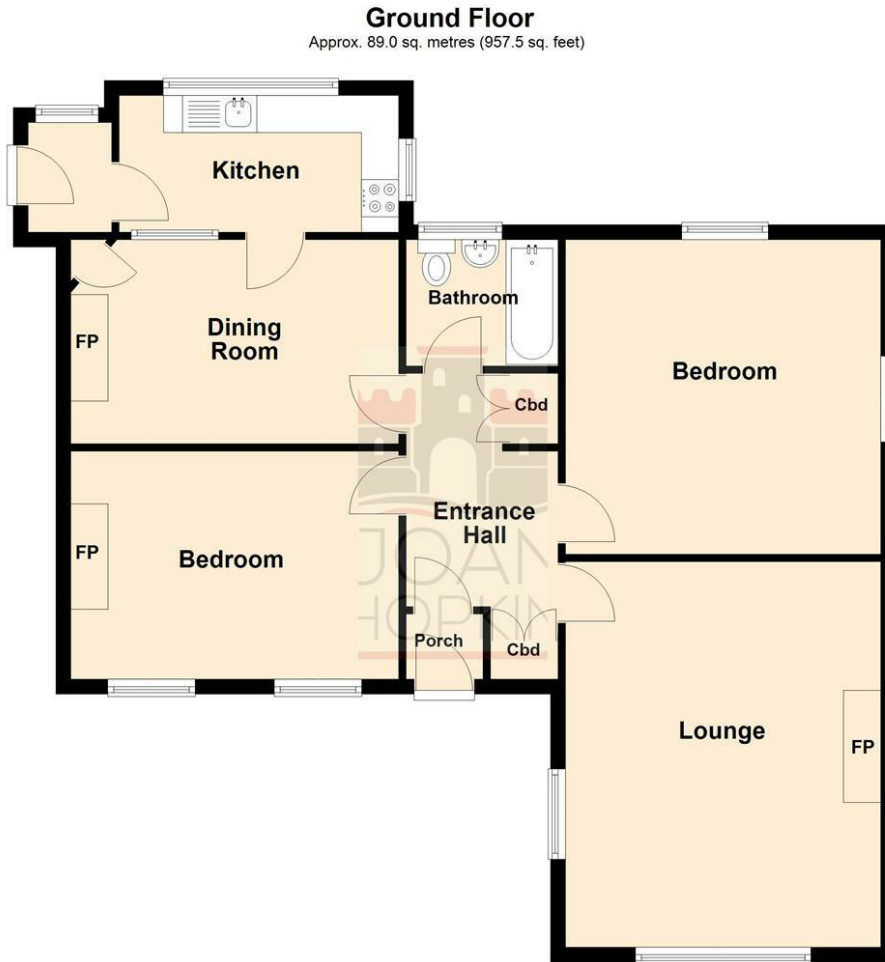
### **Energy Efficiency**

Band E

### **Directions**

Coming from the Menai Bridge direction, proceed on the A5025 in the Benllech/Amlwch direction. After passing Pentraeth Automotive garage, there is a long stretch of road. At the end of this stretch and just on a corner, turn right onto a country lane. Proceed on this lane for about quarter of a mile and Dolafon is on the left hand side.

## Floor Plan

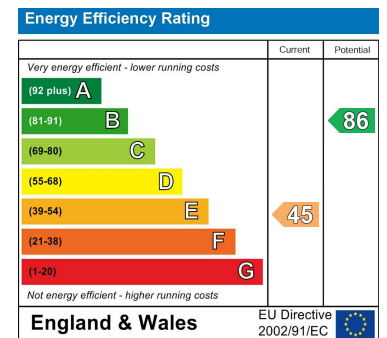


Total area: approx. 89.0 sq. metres (957.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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