EGERTON ESTATES









9 Parc Tyddyn, LL75 8NQ

£325,000

A spacious detached 3 bedroom bungalow, situated in this very popular seaside location, being about a 10 minute walk to Red Wharf bay and about a mile to the seaside village of Benllech.
Situated at the end of the estate with no through traffic, the bungalow enjoys a private and secluded location with manageable gardens to front and rear and having ample off road and a large attached garage. The accommodation provides for a large open plan living/dining room with double opening doors to a spacious rear patio with southerly aspect. Fitted kitchen, 3 bedrooms and modern shower room. Double glazed and electric heating. NO ONWARD CHAIN
Well worth viewing.

Vestibule Porch
With pvc double glazed front door and side panel. Double opening doors to:

Living/Dining Room 21'5" x 20'4" (6.53 x 6.20)
Being 'L' shaped with front and rear aspect windows.

Living Area
Having a local Moelfre stone fireplace and hearth with side shelf. Wide front aspect double glazed bay window enjoying a private aspect over the front garden, two storage heaters, t.v and telephone connections.

Dining Area
Having a four panel double glazed window to the rear with central double opening doors to the rear patio. Storage heater.

Kitchen 9'10" x 8'10" (3.00 x 2.70)
Having a range of base and wall units to three walls in a grained white laminate finish with contrasting grey worktops and tiled surround. Recess for an electric cooker with concealed extractor over. Space for a fridge/freezer. Stainless steel sink unit under a rear aspect window and glazed door to the rear garden. Storage heater, ceiling spotlights.

Inner Hall
With cloak cupboard, storage heater. Hatch with ladder to mostly floored attic space giving excellent storage and with light provided.

Bedroom One 10'11" x 8'10" x (3.33 x 2.71 x)
With dual aspect windows giving good natural daylight, fitted wardrobe, storage heater.

Bedroom Two 12'0" x 9'11" (3.66 x 3.04)
With dual aspect windows overlooking the front garden, fitted wardrobe, storage heater, large wall mirror.

Bedroom Three 8'10" x 8'2" (2.71 x 2.50)
With front aspect window. fitted wardrobe, storage heater.

Shower Room 9'1" x 7'10" (2.79 x 2.41)
Having been refitted to include a wide shower enclosure with glazed surround and 'Mira' electric shower control. Wash basin with mirror front cabinet over, w.c, towel radiator. Airing cupboard with shelving.

Outside
Situated at the end of the cul-de-sac, the estate road leads to a concreted and tarmacadam hardstanding for open parking and also access to the attached garage.
To the front is a very well tended garden area, being flat adjoining the bungalow, but then sloping to the boundary where there is a wealth of shrubs and trees. Lawned garden area with flower borders and paved patio, and lean-to greenhouse. To the rear is a large paved patio enjoying a sunny southerly aspect bounded by a lawned garden with flower borders shrubs and bushes.

Garage/Utility 16'4" x 16'4" (5.00 x 5.00)
With an up and over door. Plumbing for a washing machine, power and light provided.

Services
Mains Water, and electricity.
Electric storage heaters.
Private communal drainage.
(the property currently connects to a private drainage system which is communal to a few other bungalows on the estate. Welsh Water intend in 25/26 to provide a replacement system that will connect to the main sewer. The preparatory works have commenced.)

Tenure
The property is understood to be freehold, and this will be confirmed by the vendor's conveyancer.

Council Tax
Band D

Energy Performance
Band F

Floor Plan

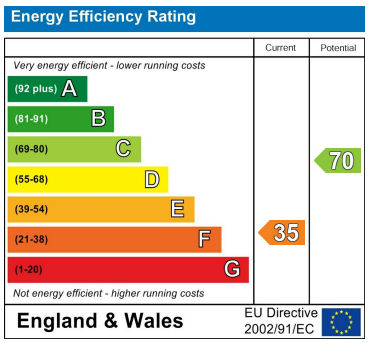


Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF
Tel: 01248 852177 Email: enquiries@egerton-estates.co.uk https://www.egerton-estates.co.uk