

EGERTON ESTATES



Mynyddog 23 Craig Y Don Estate, Tyn-Y-Gongl, LL74 8TB

Offers In The Region Of £345,000

A delightfully positioned detached 3 bedroom bungalow, enjoying much larger than average gardens, and enjoying very fine distant sea views over Red Wharf Bay and southwards towards the Snowdonia mountain ranges. Situated on a popular residential estate and convenient to local amenities, the bungalow has been nicely upgraded to include replacement kitchen and bathroom fittings. Having oil central heating and pvc double glazing, the accommodation provides for a Hallway, lounge, spacious kitchen/dining room which leads to a Sun Room addition from where there are fine southerly sea and mountain views. There are 3 bedrooms, two with fitted wardrobes, and modern shower room. There is ample off road parking leading to an attached garage, while there are spacious gardens with established shrubbery.

Well worthy of inspection and sold with no onward chain.

Porch

With composite front door, double glazed inner door to:

Entrance Hall

With cloak cupboard, radiator, telephone point. Hatch with timber ladder to a largely floored attic area with light provided and giving good storage.

Living Room 17'10" x 11'10" (5.44 x 3.62)

Having three windows giving good natural daylight. Stone surround fireplace and hearth, coved ceiling with pendant light, two radiators, t.v connection.

Kitchen/Breakfast Room 13'5" x 11'9" (4.09 x 3.59)

Having an extensive range of modern base and wall units in a pale green finish with contrasting worktop surfaces and tiled surround. Integrated induction hob with extractor over, eye level triple oven, and integrated dishwasher. 1.5 bowl stainless steel sink unit under a wide rear aspect window enjoying fine southerly views towards the mountains. Spacious three door larder unit, with radiator to serve as an airing cupboard. Ample room for a breakfast table with adjacent radiator. Door to:

Sun Room 16'1" x 8'9" (4.91 x 2.68)

With largely glazed surround to give delightful views over Red Wharf Bay towards the mountains. Outside door, radiator, internal door to the garage.

Bedroom One 10'11" x 10'0" (3.34 x 3.05)

With rear aspect window enjoying sea and mountain views. Full length fitted wardrobes, with shelving and rails and part mirror fronted doors, radiator.

Bedroom Two 9'5" x 6'5" (2.88 x 1.96)

With front aspect window, fitted part mirror fronted wardrobes, radiator.

Bedroom Three 9'11" x 8'11" (3.03 x 2.74)

Presently used as a study, with rear aspect window enjoying sea and mountain views, radiator.

Shower Room 7'9" x 5'8" (2.37 x 1.75)

Having a modern suite comprising of a full width shower enclosure with pvc panelled surround, glazed shower screen, 'Aqualisa' thermostatic shower control. Wash basin in a vanity unit with drawers under a mirror front cabinet over, W.c. towel radiator, tiled walls, shaver point.

Outside

A brick paved drive gives off road parking and access to an attached garage. The brick paving continues as a path to the front door.

A feature of Mynyddog is the much larger than average gardens, being mostly a level lawn extending to the western side with a large selection of shrubs, plants and flowers. This extends to the

south facing rear elevation where there is a secluded and spacious paved patio, with wide ramp leading up to the rear sun room door. Further gravelled area with shrubs and timber garden shed. A feature to the rear of the bungalow are the fine sea views over Red Wharf Bay towards the mountains, to include 'Yr Wyddfa' (Snowdon). Outside tap, security lighting.

Garage 16'0" x 9'2" (4.88 x 2.80)

With front up and over door, and rear personal door, power, light and wall shelving. 'Camray' oil fired boiler.

Council Tax

Band D

Energy Performance Certificate

Band E

Tenure

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

Services

Mains water, drainage and electricity. Oil fired central heating.

Floor Plan

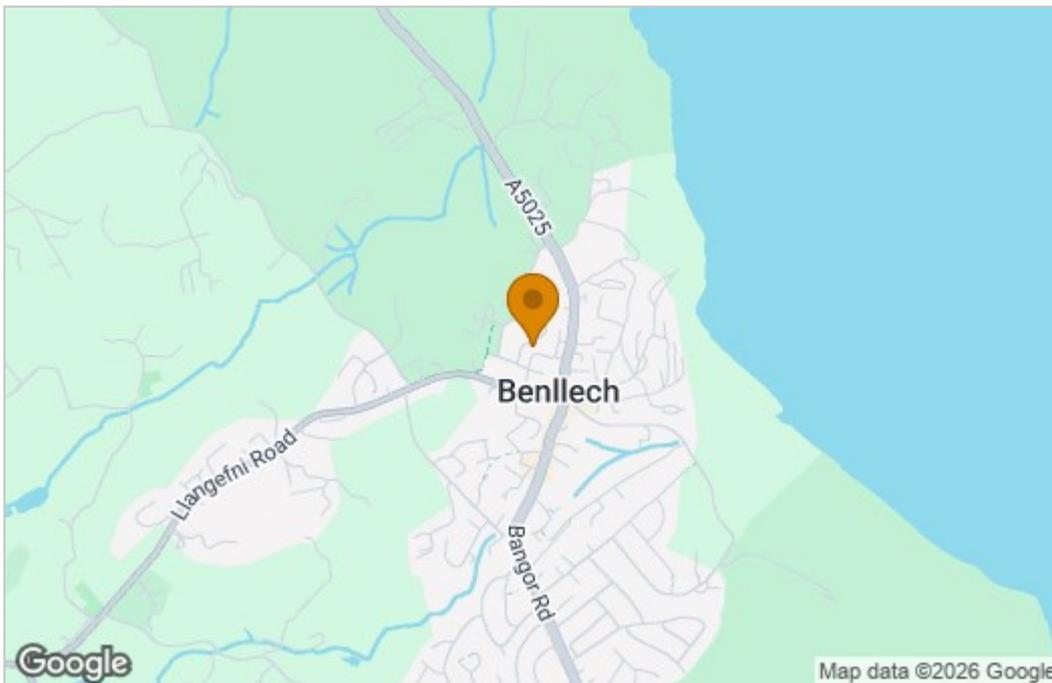
Ground Floor

Approx. 102.3 sq. metres (1101.7 sq. feet)

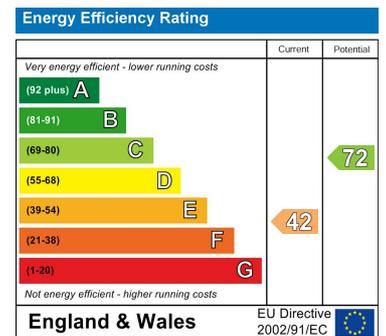


Total area: approx. 102.3 sq. metres (1101.7 sq. feet)

Area Map



Energy Efficiency Graph



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