



49 Craig Y Don, Tyn-Y-Gongl, LL74 8TB
Offers In The Region Of £279,950

A nicely upgraded and attractive detached 3 bedroom bungalow enjoying a larger than average corner plot, situated on a popular residential estate within a 5 minutes walk of village amenities and close to Benllech's renowned sandy beach. Having the benefit of a spacious kitchen/diner with utility room off as well as a recently fitted shower room, the bungalow is considered ideal for a retired purchaser looking to be close to village facilities. It has 3 good sized bedrooms, oil central heating and pvc double glazing as well as ample off road parking and an attached Garage.

Well worth internal inspection.

Open Porch

With tiled entrance and overhead light. Double glazed entrance door and side panel to:

Entrance Hall

Giving level access to all principal rooms with radiator, wood effect flooring. Hatch to the roof space.

Living Room 17'9" x 11'10" (5.42 x 3.63)

With three triple aspect windows giving ample natural daylight. Timber surround fireplace with marble style inlay and hearth with an inset coal effect electric fire. Two radiators, timber effect flooring, coved ceiling with pendant light. T.v and telephone connection points.

Kitchen/Breakfast Room 13'5" x 11'11" (4.10 x 3.64)

A spacious room with an extensive range of base and wall units in a medium oak style finish with worktop surfaces and tiled surround. Electric cooker recess with stainless steel splashback and extractor over. Stainless steel sink unit under a wide rear aspect window. Spacious larder cupboard with adjoining airing cupboard with radiator. Wood effect flooring, and ample room for a dining table with adjacent radiator.

Utility Room 8'6" x 8'0" (2.60 x 2.45)

With plumbing for a washing machine and ample space for a dryer and freezer. Internal access to the garage, and double glazed door to the rear garden.

Bedroom One 12'7" x 9'10" (3.86 x 3.02)

With rear aspect window with radiator under.

Bedroom Two 9'6" x 8'2" (2.90 x 2.50)

With front aspect window with radiator under, wall shelf.

Bedroom Three 9'10" x 9'1" (3.02 x 2.77)

With rear aspect window with radiator under.

Shower Room 7'9" x 5'2" (2.38 x 1.60)

Having pvc panelled and part tiled walls and with a full width walk-in shower with 'Mira' electric shower control. Wash basin, w.c and radiator.

Outside

Enjoying a larger than average corner plot, a tarmac drive gives off-road parking and leads to the attached garage. The gardens are found mostly to the front and rear laid to lawn with flower borders and shrubs. To the rear is a further secluded and 'dog-proof' garden, mostly lawn with a paved patio area.

Garage 16'4" x 8'9" (5.00 x 2.69)

With electric front roller door, wall shelving, power and light.

Services

Mains water, drainage and electricity.
Oil fired central heating system (external boiler)
Pvc double glazed windows, doors and fascia boards.

Tenure

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

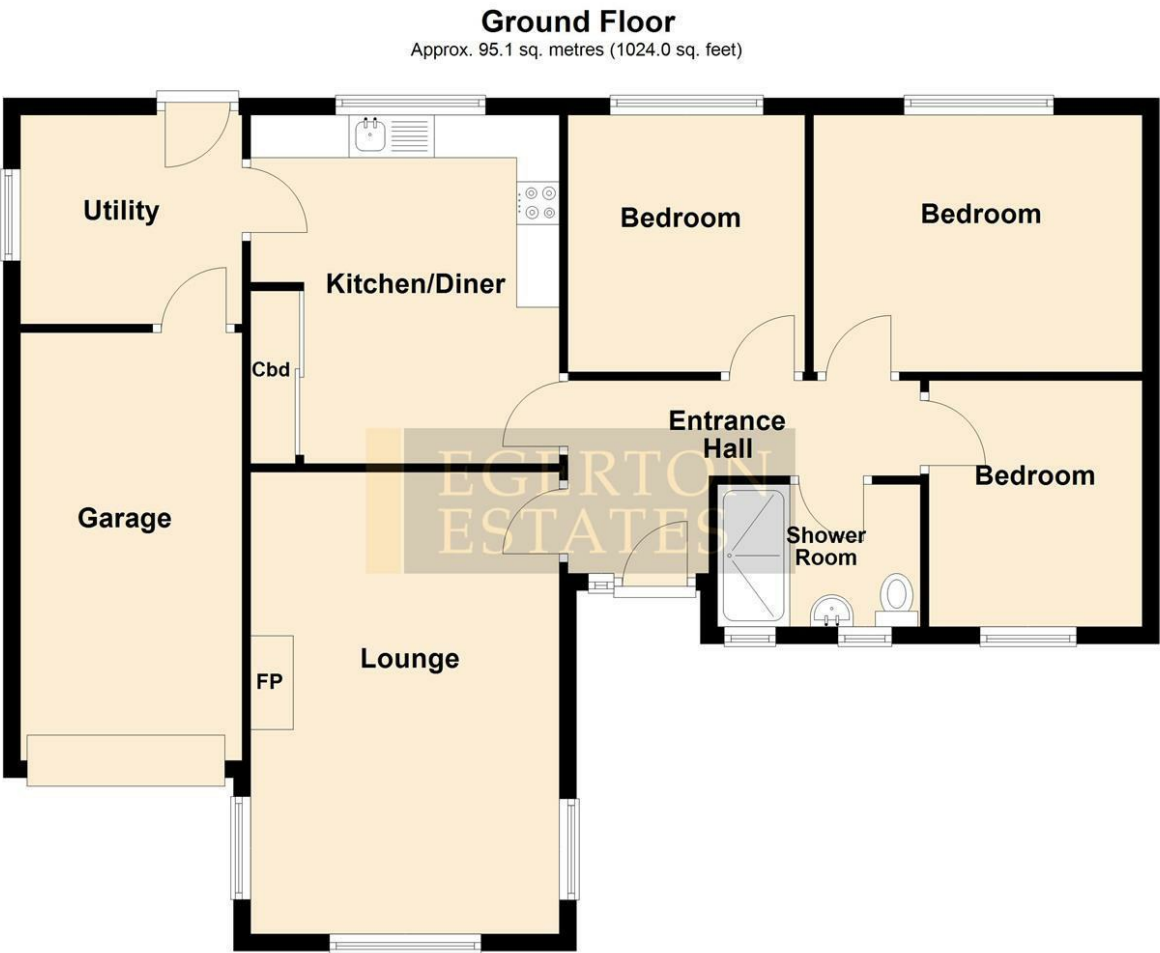
Council Tax Band

Band D

Energy Performance

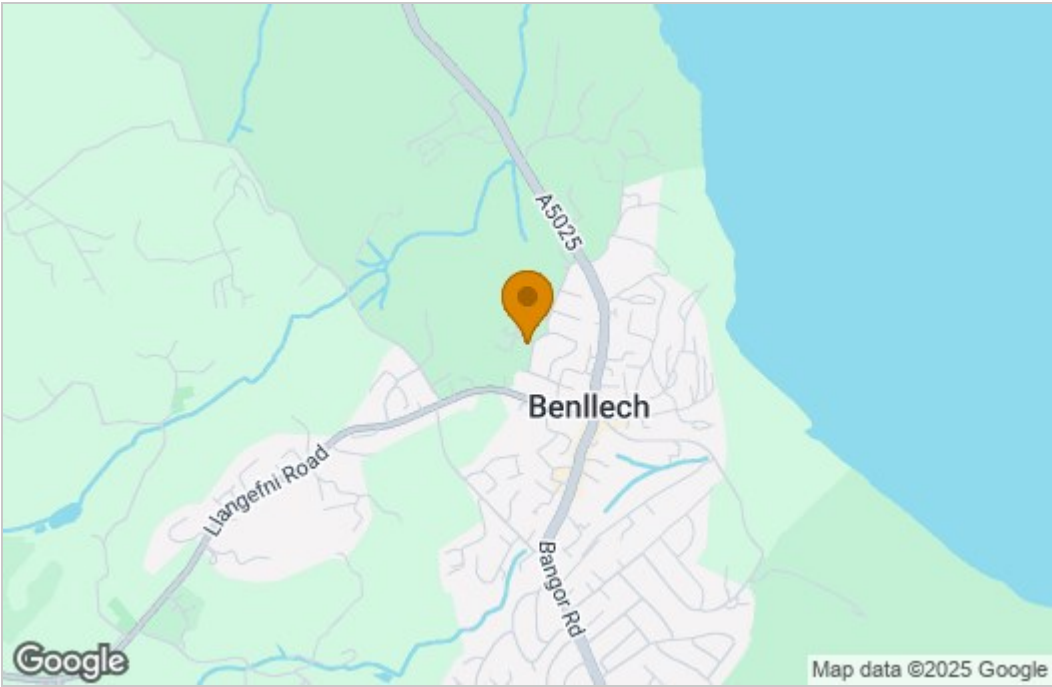
Band E

Floor Plan

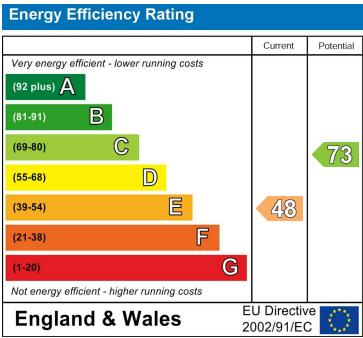


Total area: approx. 95.1 sq. metres (1024.0 sq. feet)

Area Map



Energy Efficiency Graph



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