



1 Swn Yr Afon

, Moelfre, LL72 8HJ

Asking Price £299,950



A modern detached three bedroom bungalow, built in 2002 on a spacious corner plot in a small development of three bungalows, situated within this popular seaside village, being a short walk to the village shop, pub and beach, and close to the the Coastal Path.

Swn yr Afon benefits from PVC double glazed windows, doors and PVC fascia boards as well as a modern propane gas central heating system, It enjoys a good sized plot to include a secluded rear garden as well as a single garage, a little gem in this sought after village.



Open Porch

With tiled floor, overhead light, PVC double glazed door to:-

Hallway

With cloak cupboard, further linen cupboard, hatch to part floored attic space with light, radiator, telephone point.

Lounge 15'3" x 15'3" (4.65 x 4.66)

With a large front aspect window giving good natural daylight, and with radiator under, tv aerial connection, arched opening to :-

Dining Room 8'8" x 8'6" (2.65 x 2.58)

With rear aspect window , vertical radiator, hatch to kitchen

Kitchen 10'8" x 8'8" (3.25 x 2.65)

With a modern range of base and wall kitchen units in a medium oak style finish with worktops and tiled surround. Franke stainless steel sink unit under a rear facing window. Electric cooker recess with concealed extractor over, and space for a washing machine, fridge/ freezer and dishwasher. 'Valiant' propane gas central heating boiler (2023).

Bedroom One 11'7" x 10'6" (3.53 x 3.20)

With front aspect window with radiator under, light timber laminated floor.

En suite 7'4" x 3'4" (2.24 x 1.03)

With fully tiled walls, and shower cubicle with Mira thermostatic shower unit and glazed door. Wash hand basin with mirror over, w.c. Radiator

Bedroom Two 11'11" x 8'8" (3.64 x 2.65)

With rear aspect window with radiator under, light timber laminated floor finish

Bedroom Three 10'0" x 7'10" (3.04 x 2.40)

Front aspect window with radiator under, fitted wardrobe, telephone point, light timber laminate floor.

Bathroom 6'5" x 5'7" (1.95 x 1.70)

Fully tiled walls, white suite comprising of a panelled bath with mixer shower attachment and shower screen, W.C.. Wash hand basin. wall mirror, radiator.

Outside

The bungalow enjoys a spacious corner plot, with the property set well back from the village road. To the front is a spacious lawned garden and paved decorated patio area, and further lawn area to the side . To the rear is a further spacious garden, being fully paved with different style paving, and enjoying a good amount of seclusion, enjoying a pleasant west outlook and with water tap and outside lighting. The shared drive leads to a garage.

Garage 18'8" x 9'5" (5.68 x 2.86)

With up and over door, power points

Tenure

Understood to be freehold and to be confirmed by the vendors' conveyancer.
Part of the front garden is held on a possessory rights.

Services

All mains
Propane Gas Central heating (boiler 2023)

EPC Band

Band D

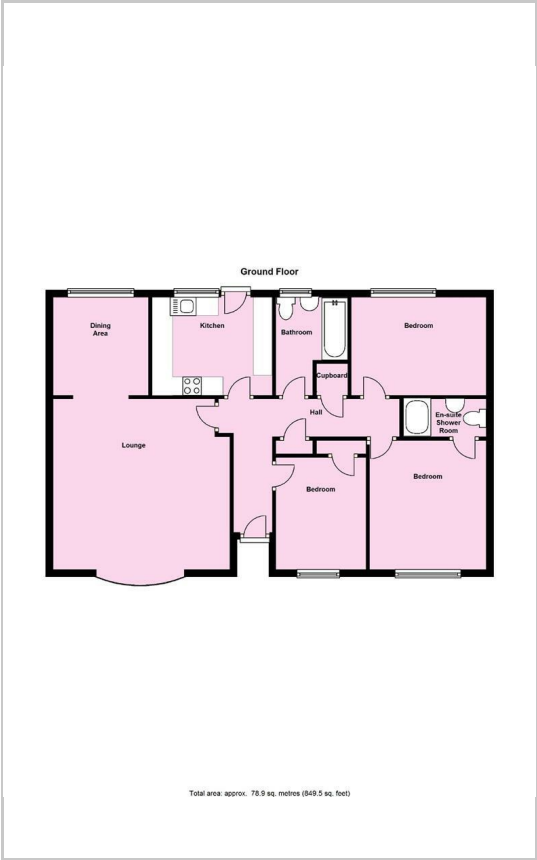
Council Tax Band

Band D

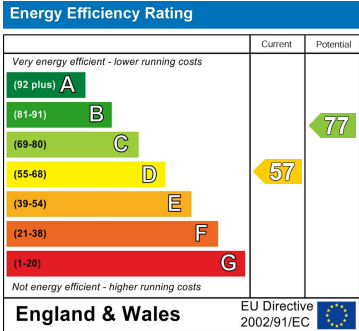
Area Map



Floor Plans



Energy Efficiency Graph



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