

EGERTON ESTATES



Plas Petra Ffordd Caergybi , Cemaes Bay, LL67 0LE

A superior detached modern bungalow, individually built in 2008 in a non estate location, and positioned on the edge of the village centre being a short walk to Cemaes' famous beach and harbour. The well appointed accommodation provides a hall with oak flooring, a spacious lounge with large bay window enjoying a southerly outlook and with conservatory sun room off. The spacious kitchen is comprehensively fitted while there are three good sized bedrooms, one being en suite together with a modern family bathroom. The brick paved entrance drive is approached via electronic double opening gates which leads to a good sized detached double garage. The bungalow enjoys a spacious plot with gardens to the front and rear, while the energy efficient accommodation benefits from oil central heating and pvc double glazed windows and doors.

Offers In The Region Of £375,000

Plas Petra Ffordd Caergybi

, Cemaes Bay, LL67 0LE



Open Portico

Entrance Hall

Lounge/Dining Room

24.2 x 12.8 (extending to 5.96)
(7.32m.0.61m x 3.66m.2.44m
(extending to 1.52m.29.2)

Sun Room

10'5" x 6'8" (3.18 x 2.04)

Kitchen/Breakfast Room

19'2" x 12'7" (5.85 x 3.84)

Bedroom One

13'9" x 15'2" (4.20 x 4.63)

Bedroom Two

12'8" x 10'0" (3.88 x 3.06)

Bedroom Three

9'4" x 9'3" (2.86 x 2.82)

Bathroom

8'0" x 6'5" (2.46 x 1.97)

Outside

Double Garage

18'3" x 17'10" (5.57 x 5.46)

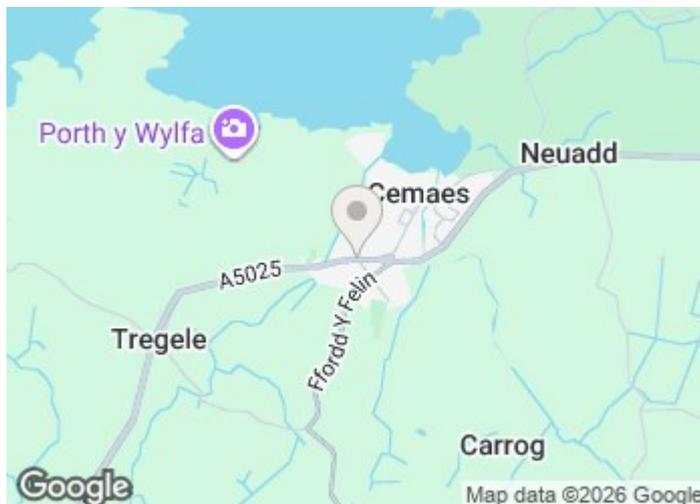
Services

Tenure

Energy Performance Certificate

Council Tax

Directions



Directions



Floor Plan



Total area: approx. 153.8 sq. metres (1655.9 sq. feet)

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 firm's 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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	