

EGERTON ESTATES



5 Llwyn Helyg, Amlwch, LL68 9AP **Offers In The Region Of £269,950**

A 'nearly new' detached three bedroom family home, located just off the town centre, built in 2021 and with the benefit of NHBC warranty. The property has been well maintained by the present owner, being in a 'turn key' condition and having the benefit of a large rear garden with an open countryside outlook.

The accommodation affords a hallway with cloakroom, a 19ft living/dining room, a quality kitchen/breakfast room, 3 bedrooms (1 en-suite) and a family bathroom.

Gas central heating, wood burning stove, double glazing and off road parking.

Porch

Composite double glazed entrance door, ample coat hanging space, opening to:

Hallway

With staircase to the first floor, radiator.

Cloakroom 6'0" x 3'6" (1.83 x 1.07)

With w.c. wash basin in a vanity unit with mirror front cabinet over, towel radiator.

Living/Dining Room 19'0" x 11'6" (5.80 x 3.51)

A spacious living area to the rear of the house with wide 4 panel glazed opening with double opening doors to the rear garden and having a rural aspect over fields. Inglenook style fireplace opening housing a wood burning stove on a polished hearth and with timber shelf over. Ample space for a dining table with adjacent radiator, tv and telephone connection points.

Kitchen/Breakfast Room 13'1" x 11'3" (3.99 x 3.43)

Having a modern range of base and wall units in a light grey laminate finish with contrasting dark worktop surfaces and upstands. Integrated fittings include a ceramic hob with stainless steel splashback with extractor over and oven under. 1.5 bowl stainless steel sink unit under a wide front aspect window. Recess for a washing machine. Space for a breakfast table and adjoining radiator. Cupboard housing a 'Worcester' gas fired central heating boiler.

First Floor Landing

With radiator, and hatch with fitted ladder into part boarded attic for storage with shelving and light.

Bedroom One 11'5" x 11'3" (3.50 x 3.45)

With wide rear aspect window overlooking fields and with radiator under.

En-suite Shower Room 7'5" x 2'11" (2.27 x 0.90)

With shower enclosure with glazed doors and thermostatic shower control. Wash basin in a vanity unit, w.c, towel radiator.

Bedroom Two 9'8" x 8'10" (2.95 x 2.70)

With front aspect window with radiator under.

Bedroom Three 11'6" x 7'4" (3.51 x 2.25)

With rear aspect with radiator under.

Family Bathroom 6'5" x 5'11" (plus recess storage area) (1.96 x 1.81 (plus recess storage area))

Housing a white suite comprising a 'p' shaped bath with thermostatic shower over and glazed shower screen. Wash basin, w.c, towel radiator.

Outside

Set back off the road, a tarmac drive serves the 5

properties in this development and leads to a brick paved parking area for 2 cars in front of the house. Access to either side of the house leads to a delightful rear garden area mostly laid to lawn, and with a timber deck patio area being the perfect 'spot' to sit outside and enjoy the afternoon and evening sun. Steps lead down to a much larger garden area, again, laid to lawn. Timber garden shed, outside tap.

Services

All mains services provided.

Gas central heating.

Pvc double glazed windows, doors and pvc fascia boards.

Tenure

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

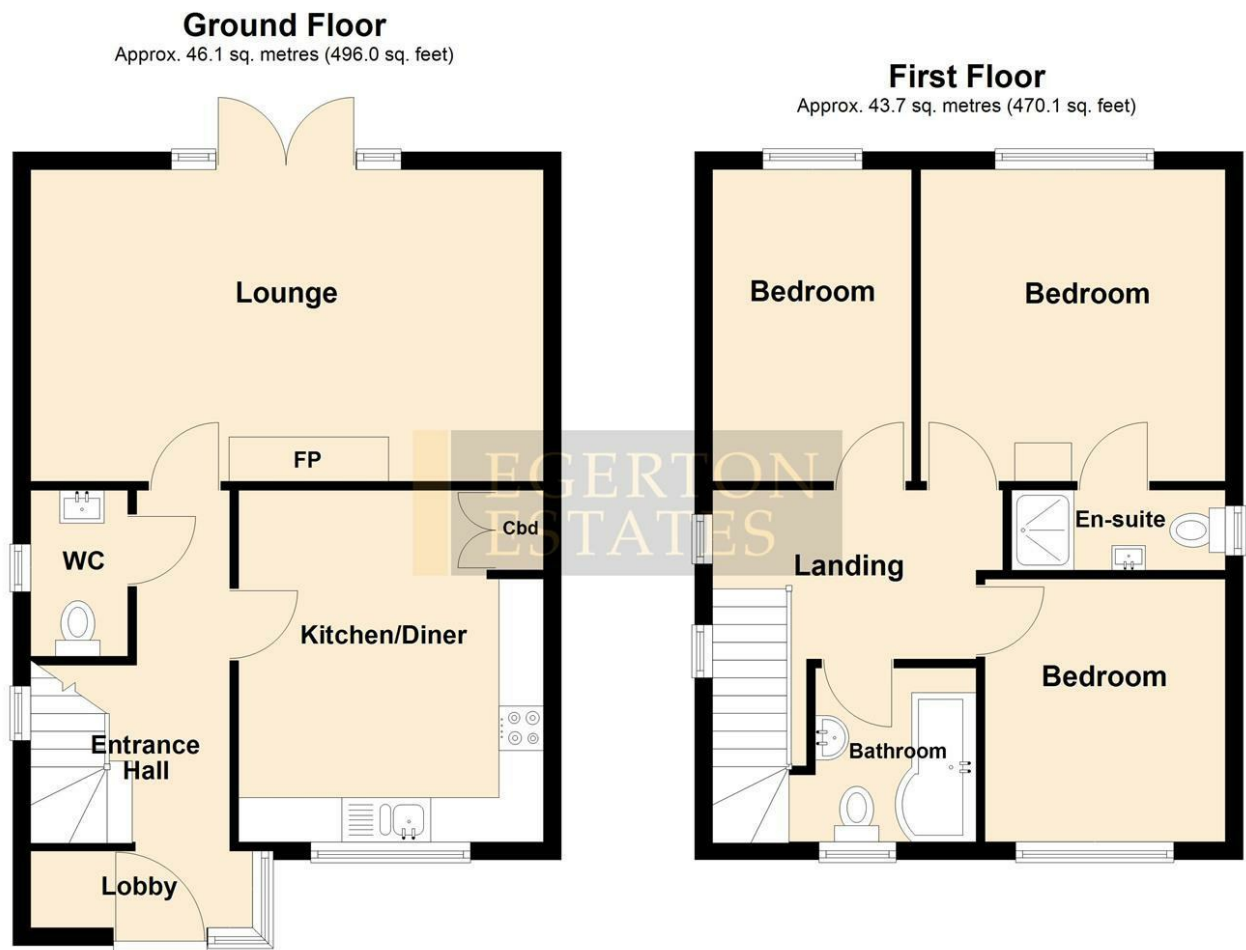
Council Tax

Band C

Energy Performance Certificate

Band C

Floor Plan

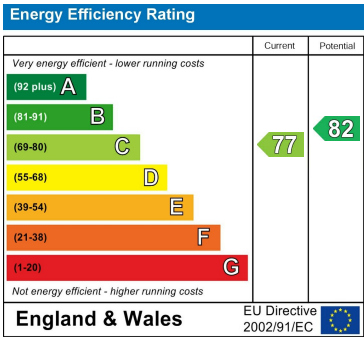


Total area: approx. 89.8 sq. metres (966.1 sq. feet)

Area Map



Energy Efficiency Graph



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