



The Bungalow (Opposite Pengorffwysfa)

Llanddona, Beaumaris, LL58 8UB

Reduced To £250,000



UNDER OFFER

A detached modern style bungalow situated in a quiet rural area on the edge of a small village and in spacious grounds enjoying fine rural views towards the Snowdonia mountains. Being about a mile from Llanddona beach and three miles to the historic seaside town of Beaumaris. The bungalow is considered ideally suited to a buyer seeking to retire in a rural area and requiring peace and quiet.

The property is in need of some modernisation, but gives a fine opportunity for a buyer wishing to put their own stamp on their home.

Sold with no onward chain.



Vestibule Porch

With double glazed front door and side panel

Entrance Hall

A spacious reception area with woodblock floor, storage heater, hatch to the roof space. Airing Cupboard with hot water cylinder.

Living/Dining Room

Being L shaped and open plan.

Living Area 17'8" x 13'2" (5.39 x 4.02)

Having a very wide front aspect bow window giving not only excellent natural daylight with its southerly aspect but also giving fine distant rural views towards the Snowdonia mountains. Full height local stone fireplace with extended shelf and display cabinet over. Woodblock flooring which extends into the dining area, tv point.

Dining Area 9'9" x 8'10" (2.98 x 2.71)

With side aspect window, hatch to the kitchen.

Kitchen 11'2" x 8'10" (3.42 x 2.70)

With a compact range of base and wall units in a timber finish with worktop surfaces and tiled surround. Recess for an electric cooker with concealed extractor over. Recess for a washing machine and stainless steel sink unit under a rear aspect window. Pvc double glazed stable door to the rear.

Bedroom 1 13'0" x 12'9" (3.97 x 3.89)

A good sized double bedroom enjoying fine front aspect towards the mountains.

Bedroom 2 11'11" x 9'5" (3.65 x 2.88)

Another good sized double bedroom with side aspect window.

Bathroom 6'3" x 5'9" (1.91 x 1.76)

With a replacement suite in white comprising of a panelled bath with electric shower over and glazed shower screen. Wash hand basin with mirror and light/shaver point over. WC. Heated towel radiator, woodblock floor.

Outside

Standing in a very spacious plot, the bungalow enjoys a most private rural position on the edge of a small village, being within walking distance of the village pub, and about a mile to the village's secluded beach. The gardens give ample open parking for several cars, being mostly grass with some rock outcrops and a wooded area.

Services

Mains water, drainage and electricity.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

Council Tax

Band D

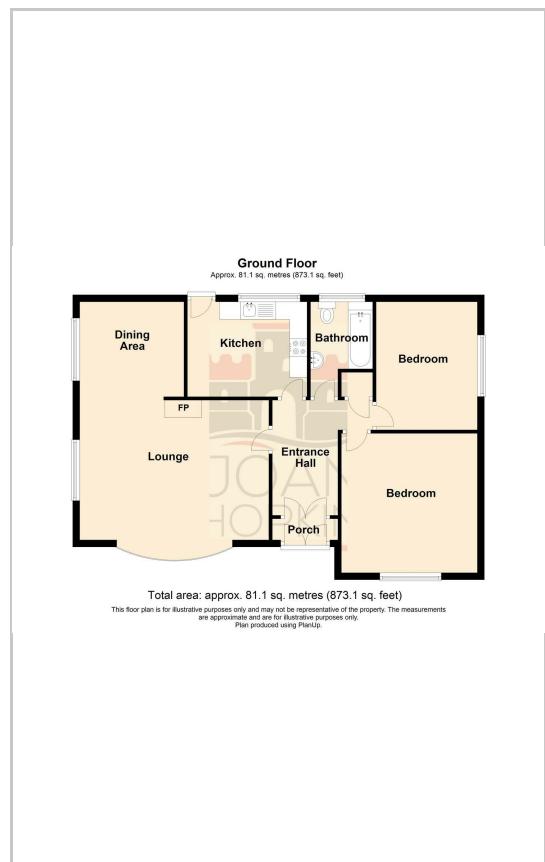
Energy Efficiency

Band E

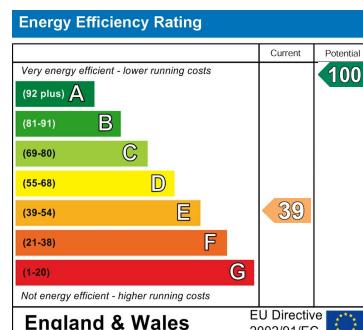
Area Map



Floor Plans



Energy Efficiency Graph



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.