



Mon Hyfryd , Beaumaris, LL58 8NN

£350,000

An extensively modernised detached 4 bedroom family house, situated on a small, quiet cul de sac of 5 properties on the edge of the village of Llangoed, two miles to the historic seaside town of Beaumaris. Within the last 5 years the present owner has undertaken extensive renovation and modernisation works including redesigning a superb new fitted kitchen as well as the provision of two replacement bathrooms. Other works include a new wood burning stove, solid timber flooring, decoration and landscaping of external grounds.

Llangoed offers a good village shop and primary school, and is close to many walks, woodland and a 10 minute walk to the local beach.

The accommodation provides for a lounge, 30 foot kitchen/dining/ living room, ground floor shower room while to the first floor there are 4 bedrooms and a bathroom. Lawned garden to the rear and side and two off road parking areas.

Well worthy of inspection to appreciate the work undertaken.

Entrance Hall

Having a double glazed entrance door and side window, solid light timber flooring extending into the living room and kitchen/diner, Wide cloak cupboard, radiator, staircase to the first floor.

Lounge 16'7" x 13'11" (5.07 x 4.26)



With two wide dual aspect windows giving good natural daylight. Inglenook fireplace with recently fitted wood burning stove on a slate hearth and with reclaimed oak timber lintel over. Solid timber flooring, tv connection, radiator, coved ceiling with pendant light.

Kitchen/Dining/Living Room 30'6" x 10'6" extending to 12'6" (9.32 x 3.21 extending to 3.82)



A large open plan room being the focal point of this home, having recently been extended and refitted.

Kitchen Area



A delightful kitchen space with recently fitted comprehensive range of dual tone units in a light grey finish with attractive dark Stilestone quartz worktop surfaces designed to give a breakfast bar area for two. The integrated fittings by Neff and Bosch include a 5 ring ceramic induction hob with drop down lighting over and two built in ovens under. High level fridge/freezer, dishwasher and Franke sink unit with stainless steel monobloc tap under a side aspect window. The units include features such as deep pan drawers and pantry style cupboards with pull out racking. To compliment this is a solid timber floor covering extending throughout the room, together with a lantern style rooflight and downlights. Tall copper radiator.

Living/Dining Area



This spacious area is open to the kitchen and has two rear aspect windows as well as double opening and double glazed "french style" doors to the side garden. Built in cupboard, solid wooden flooring, radiator, wall mounted TV connection, ceiling downlights.

Utility Room 9'5" x 4'7" (2.88 x 1.40)



Having a worktop surface with space under for a washing machine and dryer, solid timber floor and radiator.

Rear Porch 7'2" x 5'8" (2.20 x 1.75)



With a stone tiled floor, double glazed surround and door to the rear garden. Ample space for hanging coats and boot storage.

Shower Room 9'7" x 6'10" (2.93 x 2.09)



Having been refitted with contemporary fittings to include a wide shower enclosure with glazed shower screen and twin head thermostatic shower control. Modern wall unit to enclose the wash basin and button flush WC. Stone tiled floor, tall wall radiator, fitted cupboard housing the Worcester gas fired central heating boiler.

First Floor Landing

Having a spacious built in wall cupboard, hatch to the roof space.

Bedroom 1 12'4" x 9'6" (3.77 x 2.91)



With front aspect window giving distant mountain top views. Full length fitted wardrobes with shelving, radiator.

Bedroom 2 13'4" x 7'5" (4.07 x 2.27)



With rear aspect window, radiator.

Bedroom 3 9'10" x 6'11" (3.01 x 2.13)



With side aspect window, radiator.

Bedroom 4/Study 8'3" x 7'8" (2.52 x 2.34)

Presently used as a Study with front aspect window with radiator under.

Bathroom 6'7" x 6'4" (2.03 x 1.94)



Having been refitted with a white suite with contrasting dark timber effect trim to the vanity unit and comprising of a panelled bath with twin head thermostatic shower control over and glazed shower screen. Vanity unit with inset wash basin and drawers under and WC. Stone effect tiled floor, radiator.

Outside



Situated on a small cul de sac of 5 houses in total, the road leads to two off road parking areas and separated by a small lawn area and with a gas storage tank.

The main gardens are found to the side and rear of the property, being dog secure and mostly laid to lawn with shrubs and plants to the borders. To the rear is a spacious gravelled and paved area with access to a timber garden shed. Outside tap.

Services

Mains water, drainage and electricity.
LPG gas fired central heating system and double glazed windows and doors.

Tenure

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

Council Tax

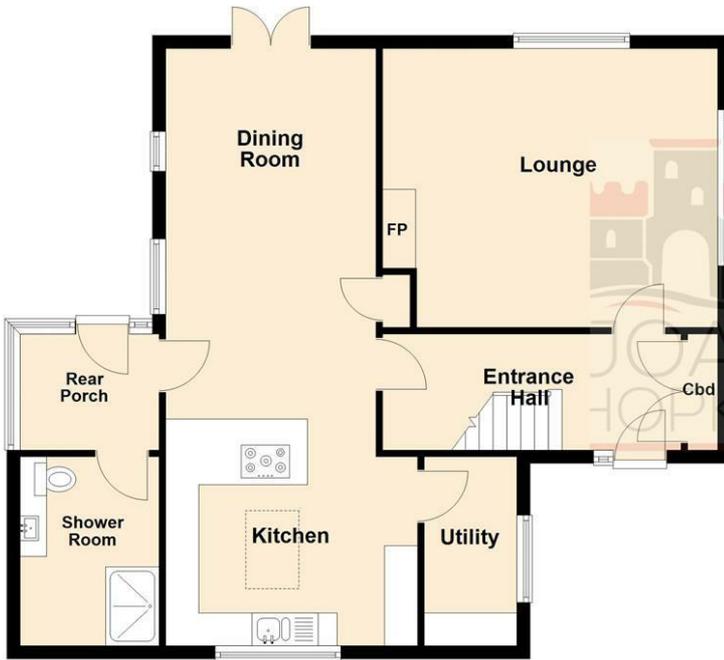
Band E.

Energy Efficiency

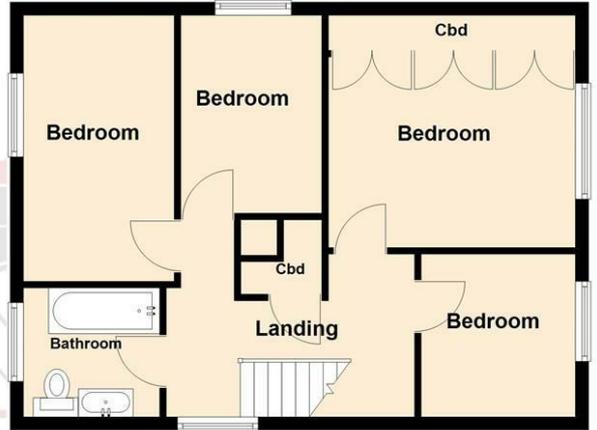
Band E.

Floor Plan

Ground Floor
Approx. 79.3 sq. metres (854.0 sq. feet)

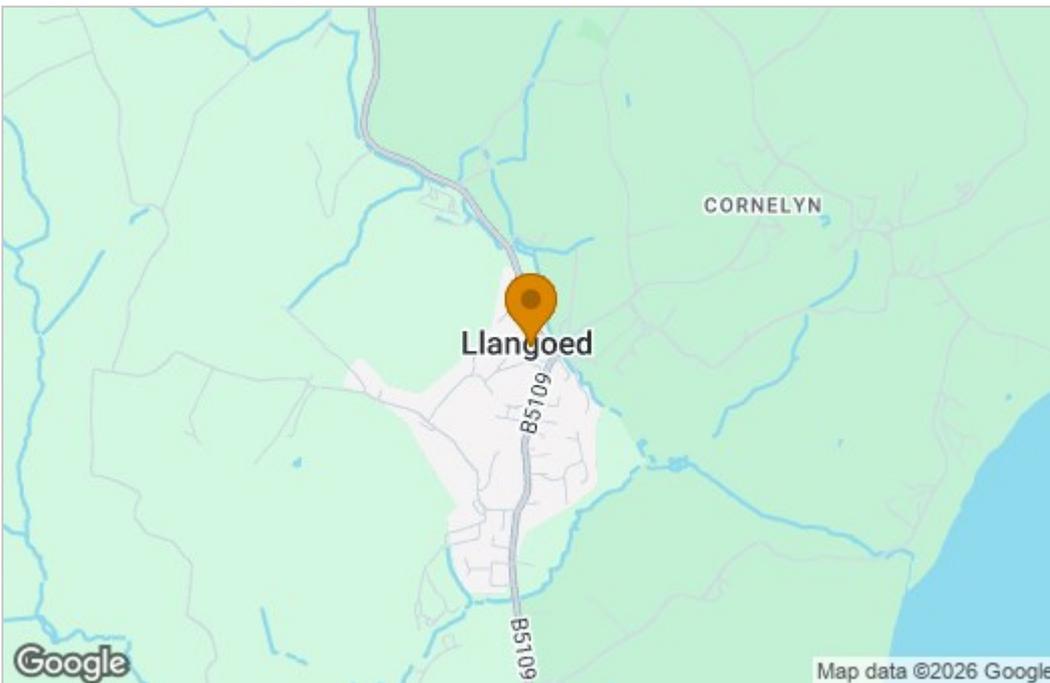


First Floor
Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 130.6 sq. metres (1405.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	53
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.