



## **Hawddamor , Llanelian, LL68 9LS**

### **Offers In The Region Of £515,000**

'Hawddamor' is a beautifully renovated Detached Bungalow residing in a most pleasant position within the semi rural community of Llanelian, enjoying pleasing countryside views. The property has been extensively modernised and improved in recent times by the present owners, with a careful eye on quality and detail being noticeable throughout. The interior is spacious having an inviting entrance hall with Cherrywood staircase leading up to the first floor, two generous reception rooms, the 'Masterclass' fitted kitchen offers solid quartz worktops and a host of quality fitted appliances, side hall with access to the attached useful Garage/utility area, luxurious ground floor shower room/WC and ground floor bedroom. There are a two further good sized bedrooms on the first floor, spacious landing/home office area and a superb shower room/WC. The stunning coastline in these parts is only around the corner! Situated in an Area of Outstanding Natural Beauty and a designated section of Anglesey's Heritage Coastline, the rugged scenery affords you the opportunity to enjoy the rich and diverse coastline that lies right on your doorstep, the scenic hidden cove at Point Lynas being a case in point, on the most northerly corner of Anglesey. The property offers pleasant yet manageable well stocked gardens, a spacious rear private patio, manicured lawned front garden with off road parking, plus an insulated Garden Room located at the rear section of garden, somewhere you can sit back during the warmer summer months and enjoy or even a quiet place to work from home.

Viewing essential to fully appreciate the serene location, accommodation and quality throughout.

### Entrance Hall/Prif Fyfedfa



Newly fitted composite door with double glazed side panel opening to the wide L shaped entrance hall. Painted Cherrywood staircase leading up to the first floor landing area with built-in storage cupboard beneath. Quality LVT wood effect floor covering, Decor vertical radiator, Drayton wall mounted thermostat, one wall light point, three inset downlights and mains smoke alarm.

### Living Room/Ystafell Fyw 22'5" x 11'8" (6.84 x 3.58)



A spacious triple aspect through living room enjoying plenty of light and pleasant countryside views. Rear and side aspect windows fitted with remote black out roller blinds, two Decor radiators and two pendant lights.

### Lounge Diner/Ystafell Fwyta a Lolfa 20'8" x 12'11" (6.31 x 3.96)



Another spacious reception room having a large 'Smart System Aluminium' double glazed sliding patio door which allows plenty of light and easy access to the rear garden area. Side aspect PVC double glazed window with remote black out roller blind. LVT wood effect floor covering. Two Decor radiators, downlights and one pendant light.

### Shower Room/WC - Ystafell Gawod/Toiled 6'2" x 5'2" (1.90 x 1.6)



A quality three piece suite comprising: Curved corner glass shower cubicle with 'Hansgrohe' power shower, 'Geberit' dual button flush rimless WC and 'Roper Rhodes' vanity wash hand basin with brushed brass mixer tap, tiled splash back and hinged lit mirror. Wall mounted dual fuel towel radiator, LVT wood effect floor covering, two downlights and inline fan. PVC double glazed frosted window with remote privacy roller blind and quartz window sill.

### Breakfast Kitchen/Cegin Frecwast 13'2" x 11'2" (4.02 x 3.42)



A Masterclass kitchen with contrasting soft close wall and base storage units finished with quartz work tops/upstands. 'Franke' ceramic glazed dual sink with 'Franke' mixer tap. 800 wide 'Neff' ceramic induction hob with matching quartz splash back and 'Neff' extractor above. Bank of fitted units with pull out larder, integrated frost free 'Samsung' 60/40 fridge freezer, built-in 'Neff' single oven, 'Neff' single combi oven and 'Neff' warming drawer. PVC double glazed window framing the front garden. LVT wood effect floor covering, mains heat sensor, downlights and dual fuel plinth heater. Opening to side hall and door to:

**Bedroom/Ystafell Gwely 10'11" x 9'1" (3.33 x 2.78)**



Pleasant rear garden aspect through PVC double glazed window. Decor radiator and downlights.

**Side Hallway/Mynedfa Ochr 8'7" x 3'7" (2.63 x 1.11)**

Continuation of LVT wood effect flooring, composite exit door, Decoral vertical radiator and two downlights. Door to:

**Garage/Utility Room - Garej/Ystafell Amlbwrpas 17'3" x 8'5" + recess (5.28 x 2.58 + recess)**



Having an insulated remote roller door, composite exit door and PVC double glazed window. Continuation of Masterclass base and wall storage units with quartz work top/upstands. 'Franke by Velleroy & Bosch' under mount sink with 'Franke' mixer tap. New floor standing 'Worcester' combi boiler. Under counter space for washing machine and additional electrical appliance. Fitted Pantry/storage cupboard with light. Tiled flooring with tiled upstands. Connection ready for home car charging point.

**Landing/Office Area - Llawr Cyntaf/Ardal Swyddfa**



Recessed area providing adequate space for a home office with power points, large 'Velux' window above. Decor radiator, mains smoke alarm, four downlights and door to eaves storage. Walk in wardrobe with radiator.

**Main Bedroom - Prif Ystafell Gwely 11'11" x 11'6" (3.64 x 3.53)**



PVC double glazed window to the side elevation framing the countryside views and 'Mynydd Nebo'. Built-in eaves storage and drawer unit. Decor radiator, downlights and remote black out roller blind.

**Guest Bedroom/Ystafell Gwely Gwestai 13'5" x 10'10" max (4.11 x 3.31 max)**



Having a PVC double glazed window to the side elevation with seasonal view of 'Eglwys Sant Eilian'. Eaves recess suitable for storage, Decor radiator, two wall light points and pendant light.

**Shower Room/WC - Ystafell Gawod/Toiled 12'7" x 3'7" max + recess for door (3.84 x 1.10 max + recess for door)**



Having a large fully tiled walk-in shower area 1.8m x 1m with 'Hansgrohe' shower fittings. 'Geberit' concealed dual flush WC and Vanity unit with inset draw lighting and 'Hansgrohe' mixer tap. 'Zehnder' dual fuel towel radiator, LED inset wall lights, 'Expelair' inlet fan, three 'Velux windows and LVT wood effect floor covering.

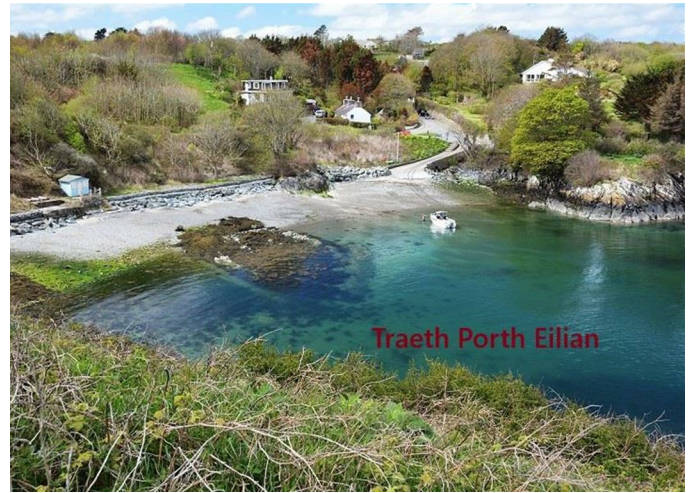
**Outside/Y Tu Allan**



The property is bound by a mix of decorative stone/block walls and bespoke metal railings with stone pillars and newly fitted gates opening to the driveway with paths leading off to the front, both sides and rear of the property. The gardens are considered well stocked and manageable with shaped lawn/borders to the front and mainly paved to the rear with inset and raised beds.

Garden Room - 2.86m x 2.37m - Being fully insulated and timber framed with composite entrance door and PVC double glazed window. Additional piece of land adjacent to the property available by separate negotiation.

**Location/Lleoliad**



Llaneilian is a semi-rural community located just a short drive from the neighbouring historic town of Amlwch which provides a good and varied range of amenities, leisure facilities and schools. The main thoroughfare of the A5025 provides the essential links to the ferry port at Holyhead and easy access to the main A55 expressway which crosses the entire island onto the mainland. The location has much to offer in the way of sailing, water sports, rock climbing and motorsports together with a fantastic coastal path part of the offering some 125 miles of beautiful coastal walks.

**Directions/Cyfarwyddiadau**

From Menai Bridge, continue along the A4025 through Benllech, Moelfre and Penysarn. After passing Anglesey Mowers, turn right, at the junction turn right onto Llaneilian Road and continue passed Eglwys Sant Eilian and the property can be found after a short distance on your left hand side.

**Tenure/Daliadaeth**

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

**Services/Gwasanaethau**

Mains water, drainage and electricity.  
Worcester combi boiler - Oil fired system.

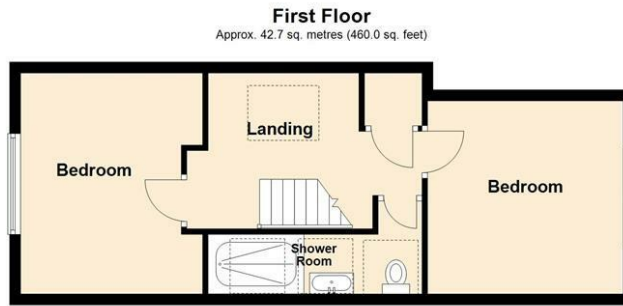
**Energy Rating/Gradd Ynni**

Band D.

**Council Tax/Treth Cyngor**

Band E.

# Floor Plan

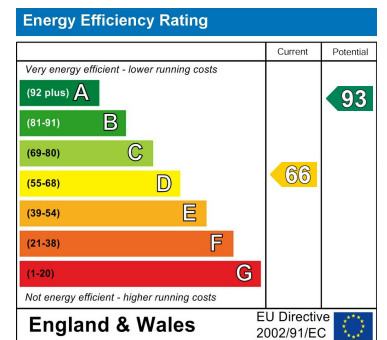


Total area: approx. 150.2 sq. metres (1617.2 sq. feet)

# Area Map



# Energy Efficiency Graph



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