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ESTATE AGENTS









14 Llanfaes Parc, Beaumaris, LL58 8RH

£349,950

A modern detached dormer style bungalow, located on a small cul de sac of similar style properties and being very conveniently located just over a mile to the historic seaside town of Beaumaris and about seven miles to the City of Bangor. Since 2019, the present owners have undertaken considerable moderenisation of the property to include redesigning the layout to provide spacious family accommodation. The accommodation provides for a spacious living room with wood burning stove, and refitted kitchen with adjoining dining area. There are two ground floor bedrooms and modern shower room/WC. To the first floor there are two further double bedrooms and a recently fitted bathroom. Outside there are good sized gardens with a newly tarmacked parking area and attached Garage, as well as a secluded rear garden with patio.

Central heating and double glazed.

An ideal family house in a sought after location.

Recessed Entrance

With overhead light. Recent pvc double glazed entrance door with side lights to:-

Entrance Hall



Having a dark oak timber effect floor covering (extending into the living room), staircase to the first floor with store cupboard under.

Living Room 18'8" x 12'9" (5.709 x 3.90)





A naturally light room with a very wide front aspect window complimented by a further side window. Inglenook style fireplace with a woodburning stove on a slate hearth. Coved ceiling with two pendant lights, tv connection and radiator.
Double opening part glazed doors to:-

Kitchen/Dining Room 18'8" x 9'5" (5.71 x 2.88)





Having been redesigned and refitted around 2020 to give an open plan layout.
The kitchen units include a comprehensive range of base and wall units to 3 sides in a contemporary grey finish with matching worktop surfaces and tiled surround to include a 1.5 bowl sink unit under a rear aspect window. Wide recess for a Cooker Range with extractor over, integrated dishwasher and space for a large fridge/freezer. Ceiling downlights and light laminate floor covering.
The dining area has double opening "French" style double glazed doors to the rear garden.

Bedroom 1 10'2" x 9'10" (3.10 x 3.00)



Having a rear aspect window with radiator under. Mirror fronted fitted wardrobe. Oak effect flooring.

Bedroom 2 11'1" x 10'2" (3.40 x 3.10)



Having a front aspect window with radiator under, fitted mirror fronted wardrobe.

Shower Room/WC 7'10" x 6'11" (2.40 x 2.13)



Refitted circa 2020 with a wide (1.5 meter) walk in shower enclosure with a glazed shower screen and twin head thermostatic shower control. wash basin, WC, towel radiator.

First Floor Landing

Bedroom 3 12'0" x 11'6" (3.67 x 3.53)



With a side aspect window with radiator under.

Bedroom 4 12'1" x 11'3" (3.69 x 3.45)



With a side aspect window with radiator under and enjoying a rural aspect. Fitted wardrobe.

Bathroom/WC 6'9" x 6'0" (2.06 x 1.84)



Installed as part of the refurbishment and to include a white suite comprising of a panelled bath with hair shower attachment, wash basin, WC, towel radiator, rooflight.

Outside





Set is a good sized plot within the cul de sac, a recently tarmacked drive gives off road parking for several vehicles and leads to an attached garage. There is a good sized lawn to the front and side and graveled pathway to a more private rear garden which includes a lawn area as well as a decked patio adjoining the dining area outside doors.

Attached Garage 18'0" x 8'8" (5.50 x 2.65)
With motorised front roller door and rear pedestrian door. The rear is utilised as an utility area with plumbing for a washing machine and space for a dryer. Worcester oil fired central heating boiler.

Services
Mains water, drainage and electricity.
Oil fired central heating.

Tenure
The property is understood to be Freehold and this will be confirmed by the Vendors conveyancer.

Council Tax
Band F.

Energy Efficiency
Band D.

Floor Plan

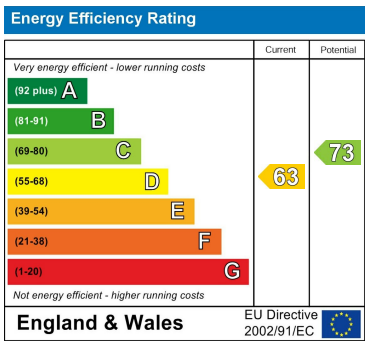


Total area: approx. 131.9 sq. metres (1420.2 sq. feet)

Area Map



Energy Efficiency Graph



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