



### **30 Tros Yr Afon, Llangoed, LL58 8AT**

**£295,000**

A detached two bedroom bungalow, situated on a quiet corner plot at the far end of this popular cul-de-sac estate and enjoying distant mountain views. Being conveniently situated within the village, within a short walk of the village shop and bus stop. The property provides good sized accommodation briefly comprising: Spacious lounge with opening to dining room, kitchen diner, utility room, shower room/WC and two double bedrooms. It has ample off road parking, as well as a garage and established gardens.

The property benefits double glazing, newly appointed solar system and air source heat pump.

Energy efficiency rating band B.



### Entrance Vestibule

Feature arched opening to open vestibule with tiled flooring, ceiling light, PVC wood effect double glazed front door and side panel.

### Hallway

Spacious hallway having built-in linen cupboard with timber slatted shelf and radiator. Access hatch to roof space. Radiator. Coving to ceiling with two pendant lights. Vaillant digital heating control panel.

### Dining Room 12'11" x 7'7" (3.93 x 2.31)



Currently utilised as a dining room with potential to convert into a third bedroom. Rear elevation timber framed double glazed window, framing pleasant rear garden aspect. Radiator and coving to ceiling with pendant light. Feature opening to the lounge.

### Lounge 18'5" x 11'7" max (5.62 x 3.53 max)



With double glazed patio door to the rear and side aspect timber framed double glazed window, both overlooking the rear garden. Open fire with brick surround, timber mantel and granite hearth. Two radiators. Coving to ceiling with two pendant lights.

### Kitchen Diner 11'7" x 9'8" (3.54 x 2.95)

With a range of timber fronted base and wall units with marble effect worktop surfaces and tiled

surround. Single drainer stainless steel sink unit. Slot in Beko oven and hob with extractor over. Radiator, telephone point and fluorescent strip light to ceiling. Front aspect PVC wood effect double glazed window overlooking the front garden and distant mountain views beyond. Glazed timber door to the Utility Room.

### Utility Room 8'6" x 8'0" (2.58 x 2.44)



With wall unit, larder unit, work top and space beneath for a washing machine. Power and light. Internal door to the garage. PVC wood effect double glazed window and exit door to the rear garden.

### Attached Garage 16'10" x 8'1" (5.13 x 2.46)

With up and over door, power, light and water tap. Timber framed double glazed window to side elevation. Integral door to the Utility Room. 'Solis S6 Series control box'.

### Bedroom 1 11'8" x 11'7" (3.55 x 3.53)



With front aspect window framing distant views of the mountains. Radiator and pendant light.

### Bedroom 2 12'10" x 9'9" (3.91 x 2.97)



With rear aspect window, radiator and pendant light. Fitted cupboard housing new hot water cylinder.

### Shower Room/WC 7'9" x 6'3" (2.35 x 1.91)



With a white suite comprising of a WC, pedestal wash hand basin with mixer tap and double shower cubicle with 'Mira Miniduo' thermostatically controlled shower unit. Plastic panelled splashbacks. Radiator, two timber framed double glazed windows, electric shaver point and vinyl tile effect floor covering.

### Outside

Gravelled parking area to the front providing ample off road parking and easy access to the attached garage and front entrance. Well maintained and landscaped lawned front garden with floral beds and well stocked shrubs. Gated enclosed private rear garden, mainly lawned with flagged patio, floral beds and variety of shrubs.

### Services



Mains water, electricity and drainage. Newly appointed solar system with Vaillant air source heat pump.

### Tenure

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

### Energy Performance Rating

Band B.

### Council Tax

Anglesey Council - Band D.



Floor Plan

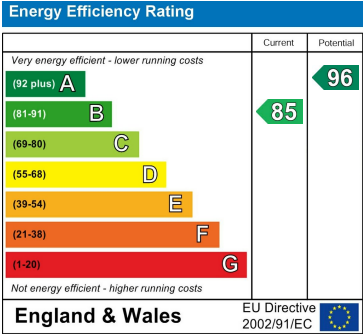


Total area: approx. 97.8 sq. metres (1052.6 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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