



2 Ty Cytir Glanrafon, Beaumaris, LL58 8PF

£315,000

A beautifully presented Semi Detached Cottage Style property built circa 2015, within the small and quiet hamlet of Glanrafon, approximately 2 Miles from the village of Llangoed and 4 miles from the popular coastal town of Beaumaris. Enjoying glorious views over countryside towards the sea and mountains beyond, the modern design and thoughtful layout make this home both functional and inviting, with natural light flowing through the main living spaces and views from the rear elevations. As you enter the property there is an impressive entrance hall having a vaulted ceiling and pine balustrade staircase that leads up to the first and ground floor: The ground floor accommodation briefly comprises: Lounge Diner with patio doors opening to the generous timber decked veranda and well-presented and stocked garden area, modern kitchen with fitted appliances, utility room, separate WC and bedroom 4/sitting room. To the first floor there are 3 double bedrooms, family bathroom/shower room/WC and the main bedroom with en-suite shower room/WC. There is also the bonus of an Attic space with pull down ladder which provides additional storage space. As would be expected of a modern build house it benefits from double glazing and oil central heating as well as off road parking for two vehicles.

This property presents a wonderful opportunity for anyone looking to settle in a peaceful semi-rural location, yet only a short distant to local amenities and is sold with no onward chain.

Entrance Hall



Oak entrance door opening to the landing area with vaulted ceiling and pine balustrade staircase leading up to the first floor and ground floor accommodation.

Ground Floor Hall

Bedroom 4/Sitting Room 11'0" x 7'4" (3.36 x 2.25)



Kitchen 10'11" x 7'4" (3.35 x 2.26)



Utility Room 6'2" x 4'3" (1.88 x 1.31)



Lounge Diner 20'0" x 10'4" (6.12 x 3.16)



First Floor Landing Area



Main Bedroom 11'11" max x 9'11" (3.65 max x 3.04)



Bedroom 3 10'8" x 7'4" (3.27 x 2.25)



En-Suite Shower Room/WC 7'4" x 2'4" (2.26 x 0.73)



Bathroom/Shower Room/WC 8'1" x 7'4" (2.48 x 2.25)



Bedroom 2 10'7" x 9'1" (3.24 x 2.77)



Outside



To the front there is off road parking for 2 vehicles and gated access to the side and rear garden via a decked elevated patio area which offers extensive and beautiful views. Steps lead down from the decking to the neat lawned garden with patio area, timber play house and further gravelled garden area with metal shed, feature rockery, area to grow vegetables and an apple tree.

Tenure

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

Services

We are informed by the seller this property benefits from mains water, electricity and drainage.

Oil fired central heating system.

Energy Rating

Band C.

Council Tax

Band D.

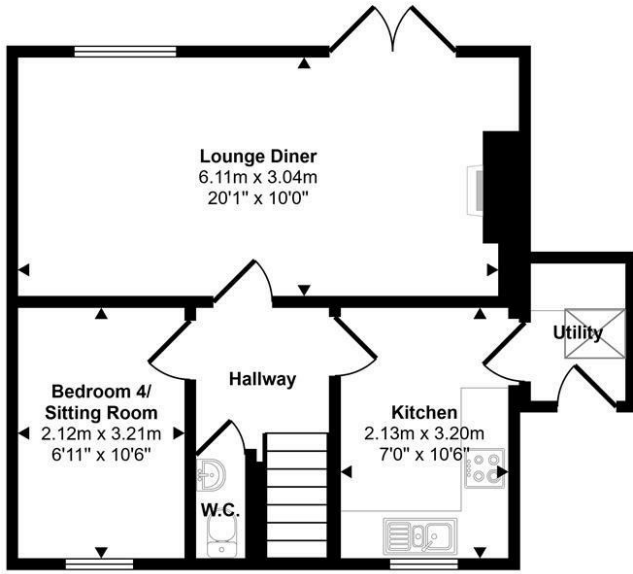
Directions

From Beaumaris continue through the town and follow the coast road to Llangoed. Proceed into the village pass the village shop on the right hand side and at the stone bridge at the bottom of the hill, take the left for Glanrafon.

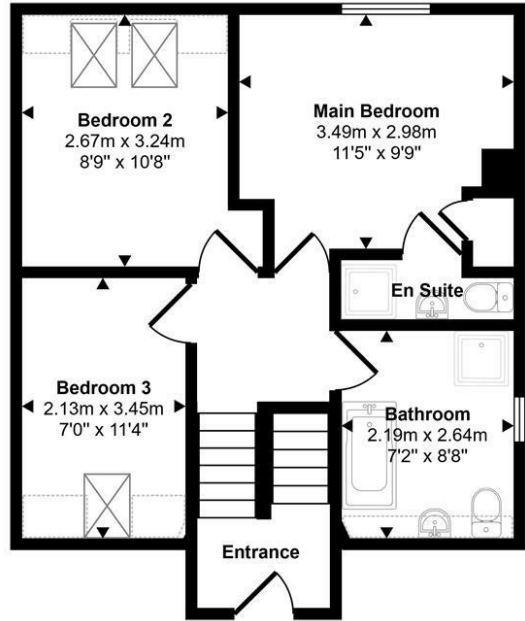
Proceed ahead for approximately 2 miles and you will reach the hamlet of Glanrafon, continue up the gradual hill and after a short distance you will see the property on the right hand side.

Floor Plan

Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft



First Floor
Approx 44 sq m / 475 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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