



8 Glanllyn

Ffordd Caergybi, Llanfairpwllgwyngyll, LL61 5YX

£365,000



A spacious detached bungalow in a larger than average plot at the very end of a cul de sac on this popular estate enjoying far reaching southerly views towards the Snowdonia mountains. Located within this sought after village yet backing onto farmland, the bungalow provides spacious accommodation and gardens and is considered ideally suited for an active retiring buyer, with a largely floored roof space giving the option to extend if required.

The centrally heated accommodation provides for a hallway, large lounge with picture window to frame the views, kitchen/breakfast room with utility room off, 3 good bedrooms and modern shower room. Ample brick paved off-road parking leading to a garage and good sized rear garden backing onto farmland.

Sold with no onward chain.



Open Vestibule

With an overhead light and pvc double glazed entrance door and side window.

Hallway

Being a spacious size, having a cloak cupboard and separate linen cupboard. Radiator, telephone connection, hatch with folding ladder access to the attic rooms.

Lounge 19'9" x 13'5" (6.04 x 4.09)

A naturally light room with dual aspect windows with the front having a wide patio door to give panoramic distant views of the Snowdonia mountains. Light stone fireplace and tiled hearth with fitted gas fire and extended TV shelving. Two pendant lights and two wall lights, tv connection.

Kitchen/Dining Room 16'6" x 9'1" (5.03 x 2.77)

Having a good quality range of base and wall units in a solid light oak finish with worktop surfaces, extended to give a breakfast bar area. Integrated Neff stainless steel gas hob with concealed extractor over and Neff oven under. Franke 1.5 bowl stainless steel sink unit under a rear aspect window overlooking the garden. Part tiled walls, tiled floor and ceiling spot lighting. Double glazed door to the rear garden patio.

Dining area with side window, radiator, gas convection heater.

Utility Room 9'1" x 4'7" (2.78 x 1.40)

having space for a washing machine, dryer and fridge/freezer, wall cupboard and tiled floor. Worcester gas fired central heating boiler.

Bedroom 1 15'5" x 10'9" (4.72 x 3.29)

Having a wide aspect front window to enjoy panoramic mountain top views

Bedroom 2 12'5" x 9'4" (3.79 x 2.87)

With rear aspect window with radiator under. Double panel mirror fronted fitted wardrobe and fixed bed headboard with bedside lighting and drawers. Telephone connection.

Bedroom 3 12'2" x 9'1" (3.72 x 2.77)

With rear aspect window with radiator under. Double mirror fronted fitted wardrobe and chest of drawers.

Shower Room/WC 8'7" x 6'0" (2.64 x 1.83)

Having been refitted to incorporate a shower enclosure with Mira electric shower control. Vanity base and wall cupboards in a white gloss finish with inset wash hand basin and WC, and mirror with light over. Tiled floor and part tiled walls, towel radiator and electric shaver point.

Attic Floor

With folding ladder access and being mostly floored and boarded, with good central headroom, and power and light provided ideally suited for storage or hobbies room or to expand the existing accommodation subject to statutory consents.

Outside

Situated in a quiet location at the end of the cul de sac, a brick paved private drive gives good off road parking and access to the attached garage.

Lawned front garden area enjoying a sunny southerly aspect with panoramic distant mountain top views. Access to either side leads to a further spacious lawn garden which backs onto farmland and with paved patio to enjoy the evening sun.

Garage 16'4" x 10'5" (5.0 x 3.2)

Having an electrically operated front roller door access and rear personal door. Wall shelving, power and light.

Services

All mains services connected.

Gas fired central heating.

Tenure

Understood to be freehold and will be confirmed by the vendor's conveyancer.

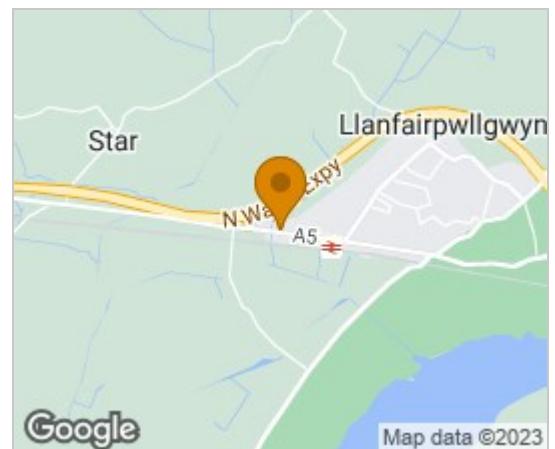
Council Tax

Band E

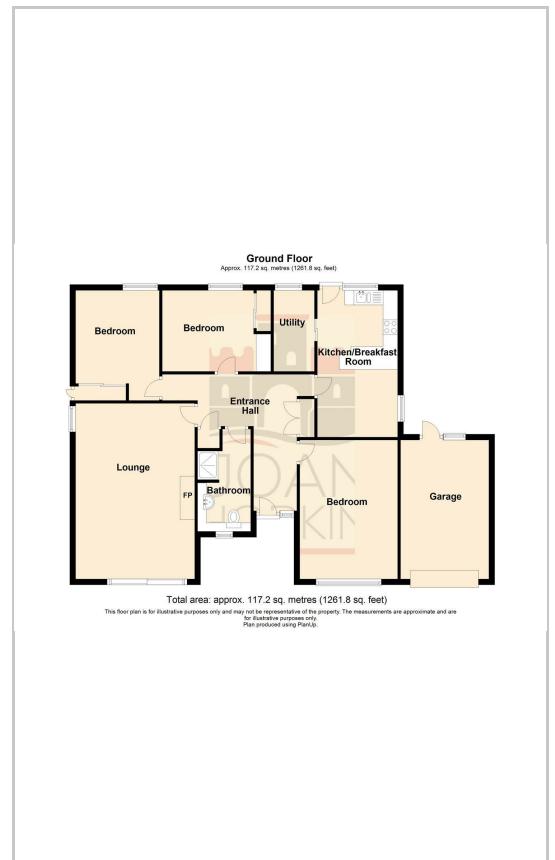
Energy Rating

Band C.

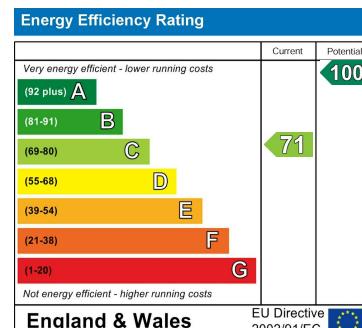
Area Map



Floor Plans



Energy Efficiency Graph



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