



## 5A Wern Hall

Wern Y Wylan, Llanddona, LL58 8TR

£135,000



A very well appointed maisonette, situated within a small and select rural development, and located in a peaceful area close to a small forest and within a ten minute walk of Red Wharf Bay. Wern Hall is the former Music Hall of the Wern Y Wylan development undertaken by Harry Verney in the 1920/30's, but was converted into apartments in the 1980's. It has been upgraded to include a new conservatory entrance, and replacement kitchen and bathroom fittings. It has its own parking area and communal garden.



### Conservatory Entrance 7'7" x 7'2" (2.31 x 2.19)

Having a double glazed surround to three sides and entrance door. Laminate floor tiling, wall mounted electric heater. This room enjoys a fine view over the garden towards the forest.

### Inner Hall

With spacious cloak cupboard, electric storage heater, staircase to the first floor.

### Bathroom 9'11" x 4'9" (3.01 x 1.44)

With a recently fitted suite in white and with fully tiled walls. "P" shaped panelled bath with Triton electric shower over and glazed shower screen. Wash hand basin with cupboard under, WC. Chrome towel radiator and electric storage heater.

### Bedroom 1 10'6" x 9'10" (3.21 x 2.99)

With a side aspect window looking towards the forest. Built in double wardrobe, electric storage heater.

### First Floor

### Living/Dining Room 20'8" x 12'4" (6.30 x 3.75)

A spacious and light room having a total of three windows which gives views of the forest and a distant sea view. Two electric storage heaters, tv and telephone connection points and airing cupboard with shelving. Timber staircase (steep and not to current regulations) to the attic bedroom.

### Kitchen 11'4" x 7'1" (3.45 x 2.17)

With a recently fitted range of base and wall cupboards in a white laminate finish with worktop surfaces and 1.5 bowl stainless steel sink unit with chrome monobloc tap. Integrated Hotpoint ceramic hob and oven under. Recess for a washing machine and slim line dishwasher and space for a fridge/freezer. Small breakfast bar and eaves storage to both sides.

### Attic Room 10'8" x 8'2" (both average) (3.25 x 2.50 (both average))

Currently used as a second bedroom with part restricted headroom, exposed roof beams, velux window giving fine forest views.

### Outside

There is a spacious tarmac area to give parking for two cars. Adjoining communal gardens.

### Services

Mains water, electricity. Communal private drainage having been recently renewed.

Electric storage heating

### Tenure

Leasehold (Shared Freehold)- 999 years from 1999 at ground rent of £1.00 per annum. Company formed by all flats owners to manage, with annual charges at £720 a year to include building insurance and maintenance of communal garden.

The lease does not allow commercial holiday letting or long term letting.

### Energy Performance Rating

Epc Band F

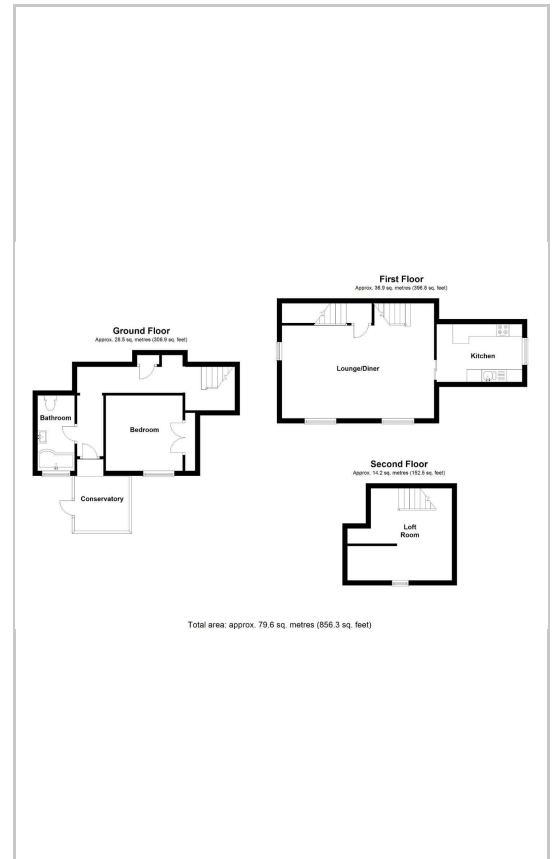
### Council Tax

Band C

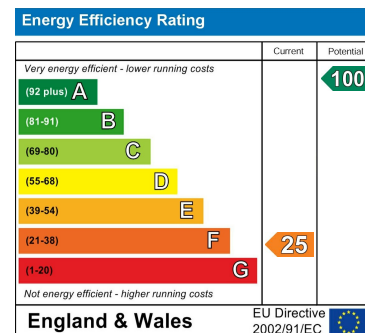
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Tudor Rose, 32 Castle Street, Beaumaris, Sir Ynys Mon, LL58 8AP

Tel: 01248 810847 Email: enquiries@joan-hopkin.co.uk <https://www.joan-hopkin.co.uk>