



Bryn Annedd 16 Llanfaes Parc, Llanfaes, LL58 8RH

£279,950

SOLD SUBJECT TO CONTRACT

A spacious detached four bedroom dormer style bungalow, situated on a quiet cul de sac being just over a mile to the popular and historic seaside town of Beaumaris. Built about 1980, the property sits on a manageable plot with ample off road parking. The accommodation briefly comprises: Entrance hall, L shaped lounge diner with 'Aga' multi fuel stove, kitchen, two ground floor bedrooms, wet room/WC and to the first floor two further bedrooms, one with en-suite. The property benefits from PVC double glazed windows, doors and PVC fascia/soffit boards, oil central heating, attached single garage and attached potting shed. The property is ideally suited for a growing family, or retiring couple requiring space, and the convenience of being close to Beaumaris with a bus stop at the end of the road.

No onward chain - Early viewing recommended.

Entrance

Recessed entrance with PVC entrance door and side windows. Tiled floor and overhead light.

Hallway

Giving access to the principal rooms and with a staircase to the first floor with storage cupboard under with shelving. Telephone point, radiator and pendant light.

Lounge/Dining room

L shaped and open plan.

Lounge Area 18'9" x 12'9" (5.74 x 3.91)



Having dual aspect windows to give very good natural daylight and with radiator under. Recess housing 'Aga' cast iron multi fuel stove set on tiled hearth. Telephone point, coved ceiling with ceiling light. Large opening to the dinning area.

Dining Area 9'5" x 8'11" (2.89 x 2.73)



Again a light room having PVC double glazed doors opening to the rear garden. Radiator, coving to ceiling with ceiling light. Timber framed glazed panel door to the kitchen.

Kitchen 9'4" x 9'4" (2.86 x 2.85)



Range of base and wall units with wood effect worktops and tiled surround. 1.5 bowl stainless steel sink unit under a rear aspect window looking over the rear garden. Recess for cooker with extractor over and under counter space for slimline dishwasher. Tiled floor, radiator, three directional lights to ceiling, heat sensor and PVC double glazed door to the rear garden.

Bedroom 1 11'1" x 10'3" (3.38 x 3.13)



With front aspect PVC double glazed window with radiator under, pendant light and built-in wardrobe.

Bedroom 2 9'10" x 9'9" (3.00 x 2.98)



With rear aspect PVC double glazed window with radiator under, pendant light and built-in wardrobe.

Wet Room/WC 7'11" x 6'11" (2.42 x 2.11)



A modern suite comprising WC, pedestal wash hand basin and easy walk-in wet area with glass screen and Triton power shower. Fully tiled walls and non slip flooring. Two PVC double glazed frosted windows. Radiator and ceiling light.

First Floor Landing

With hatch to the roof space, pendant light and built-in airing cupboard housing hot water cylinder and header tank.

Bedroom 3 14'3" x 12'2" (4.36 x 3.73)



A spacious double bedroom with gable PVC double glazed window and radiator under. Two fitted double wardrobes, small door to eaves storage and ceiling light.

Bedroom 4 11'5" x 8'9" + recess (3.50 x 2.68 + recess)



PVC double glazed gable window and radiator under. Storage access to eaves and ceiling light. Door to en-suite.

En-suite 5'8" x 5'6" (1.73 x 1.68)



White suite comprising WC, pedestal wash hand basin and shower cubicle with Aqualisa shower control. Velux window, extractor, tile effect flooring and part tiled walls.

Garage 17'10" x 8'8" (5.45 x 2.65)



Attached to the property with up and over door, power, light and floor standing Worcester oil fired central heating boiler. Door to:

Attached Store/Potting Shed 17'3" max x 9'8" average (5.26 max x 2.95 average)



Block built with timber framed plastic sheet roof and two PVC double glazed windows. One timber door and one PVC double glazed door.

Outside



An extended paved effect concreted drive gives ample off road parking for 3-4 cars and leads to an attached Garage. The property has a good sized plot, adapted for ease of maintenance, with the front being largely paved with flower borders and shrubs. Secure rear garden again mostly paved, enjoying a good amount of privacy and having a sunny southerly aspect.

Services

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

Tenure

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

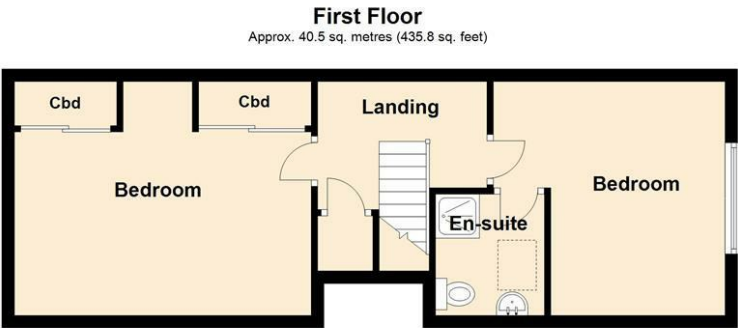
Council Tax

Band F.

Energy Performance Rating

Band D.

Floor Plan

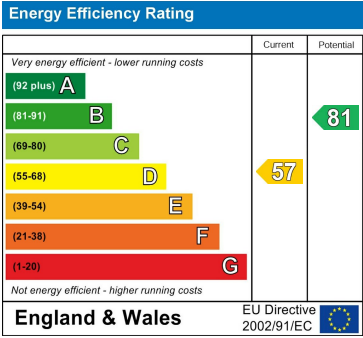


Total area: approx. 148.0 sq. metres (1593.3 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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