

TOTAL APPROX. FLOOR AREA 1778 SQ. FT. (165.2 SQ.M)

These floor plans are provided for information only and are not intended to be used as a basis for any legal proceedings. The actual floor area may vary slightly from the area shown on the floor plans. The area shown on the floor plans is for information only and is not intended to be used as a basis for any legal proceedings.



Directions

From Our Office In Menai Bridge Proceed To The Roundabout By The Four Crosses Onto The A5025 & Head Toward Amlwch. Proceed Through The Town Towards Bull Bay. Pass The Golf Club On Your Left & Continue Along This Road Rounding A Left Hand Bend.. Continue Up The Incline For A Hundred Yards Or So & The Turning To Lon Tarw Is On Your Left Hand Side. Drive Into The Estate And After A Short Distance The Property Can Be Found On Your Right Hand Side. Sat Nav LL68 9SS



Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



- Stunning Sea Views Towards The Isle Of Man And The Cumbrian Hills.
- Above Average Single Garage With Remote Electric Door
- Cul De Sac Location
- Sought After Location Off Bull Bay Road Close To Golf Club
- Double Glazing
- Well Kept Gardens
- 2 Bathrooms
- Ground Floor Bedroom
- Sea Views From All Areas Except En Suite Bathroom

Description

Take In The Views..... Indeed From All Rooms In The House Except The En Suite Bathroom You Can See The Sea & On Clear Days The Isle Of Man & Cumbria's Hills In The Distance. Located Just Off Bull Bay Road In A Very Sought After Residential Estate On The Coast Of North East Anglesey Is This Individually Designed Well Presented Detached Chalet Style Bungalow Set Within Established Lawned Gardens With Mature Shrubs & Rock Out Croppings.The Property Benefits From Gas Central Heating & Double Glazing Throughout & Briefly Comprises Sun Porch,L Shaped Reception Hallway,Lounge, Rear Hall. Kitchen,Dining Room/Bedroom 4,Ground Floor Bedroom 1 & Bathroom .To The First Floor Is A Galleried Landing,Bedroom 2 With Stunning Views & Bedroom 3 En Suite Bathroom.Externally Above Average Single Garage With Remote Electric Door,Drive With Path To Front & Side Gardens With Well Maintained Lawns & Rock Out Crops.... Viewings Are Strongly Advised...



Sun Porch 2.10m (6' 11") x 1.30m (4' 3")

Reception Hallway L Shaped 4.70m (15' 5") x 3.40m (11' 2")

Lounge 4.80m (15' 9") x 4.20m (13' 9")

Kitchen 3.60m (11' 10") x 3.40m (11' 2")

Dining Room 3.80m (12' 6") x 3.60m (11' 10")

Bedroom 1 4.20m (13' 9") x 3.60m (11' 10")

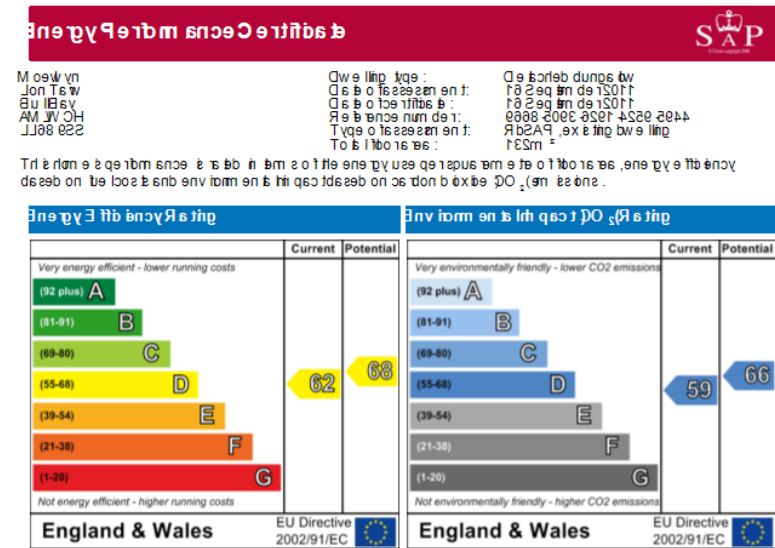
Bedroom 2 En Suite 4.80m (15' 9") x 3.80m (12' 6") Incl En Suite

Bedroom 3 3.80m (12' 6") x 3.80m (12' 6")

Garage 7.50m (24' 7") x 2.90m (9' 6")

Council Tax & EPC

Council Tax Band : TBC 2018/2019 £ EPC :D



This energy efficient - lower running costs... This environmentally friendly - lower CO2 emissions...
 This energy efficient - higher running costs... This environmentally friendly - higher CO2 emissions...

Energy Efficiency	Environmental Friendliness
62	59
68	66

You can save money by...
 This energy efficient - lower running costs... This environmentally friendly - lower CO2 emissions...
 This energy efficient - higher running costs... This environmentally friendly - higher CO2 emissions...

Energy Performance Certificate (EPC) logo and text: "Energy Performance Certificate (EPC) recommended" with a logo.

