



Eiriannedd Newborough LL61 6TW
 Freehold Detached Bungalow
 NEW PRICE £349,500

- Well Appointed & Superbly Presented Spacious Detached Bungalow On Edge of Village
 - 3 Bedrooms/1 Bathroom/1 Reception
 - Spacious Boarded Attic with Scope To Adapt Subject To Consents) With Several Velux Roof Lights
- Boasting Mountain & Distant Sea Views
- Lounge With Wood Burning Stove, Set on Level Garden Plot with Ample Off-Road Parking
 - Ideally Placed For Newborough Forest & Beach, Llandwyn Island & Malltraeth Estuary
 - Integral Garage, Lawned Gardens, Entertaining Patio Area
 - Currently Used As A Successful Holiday Let With Contents Available By Negotiation
 - Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired & Solar Panels

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Property Summary

A Very Well Appointed & Spacious Detached Bungalow Ideally Located On The Edge Of The Very Popular & Sought After Village Of Newborough & Within Walking Distance Of All Local Amenities & A Very Short Drive Or Cycle To The Renowned Newborough Beach, Llandwyn Island & Forest, Together With The Breathtaking Estuary At Malltraeth. The Property Benefits From Oil Fired Central Heating & Tripple Glazing Along With Recently Installed Solar Panels Offering A Payback Feed In Tariff. The Bungalow Is Set Within Established Lawned Gardens To Front & Rear With Ample Off-Road Parking, Integral Garage & Boasts Super Views Of The Countryside To Both One Side & The Rear With Mountain Views & Very Distant Sea View From The Attic Room.

The accommodation briefly comprises front door into T shaped entrance hallway with slingsby style ladder to partially boarded spacious attic space with 4 Velux Roof Lights & Scope To Convert (Subject To Usual Consents) boasting super mountain views and very distant sea views, attractive low maintenance karndean wood effect flooring, doors leading off into Living room/Diner with Wood burning stove set within a recess on a dark granite hearth with oak lintel above, large window to front aspect overlooking the garden, coved ceiling, kitchen/breakfast room briefly comprising fitted wall, base and drawer units with under unit lighting, island feature with cupboards below and solid wood work surface, one and a half bowl sink with mixer tap, Bosch integrated electric double oven, touch control halogen hob with extractor over, ceramic tiled flooring and complimentary wall tiling, space for free standing dishwasher, window to rear aspect overlooking the garden & surrounding countryside, coved ceiling, door to rear hallway with door to rear gardens, door through into utility/boiler room with space for washer, oil fired central heating boiler, window to side aspect, door off rear hall into integral garage with power and lighting, up and over door, window to side aspect.

Continuing off the main entrance hallway are doors leading off into bedroom 1 with French double glazed doors, opening onto the front garden with plenty of natural light streaming in, coved ceiling, bedroom 2 with attractive low maintenance karndean wood effect flooring, coved ceiling, window to rear aspect overlooking the garden & surrounding countryside, bedroom 3 with laminated flooring, window to rear aspect overlooking the garden & surrounding countryside and completing the internal accommodation is the main bathroom briefly comprising attractive low maintenance karndean wood effect flooring, contemporary suite comprising timber panelled bath with electric shower & glazed screen, low flush wc, pedestal wash hand basin, space saving vertical radiator, complimentary wall tiling.

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Externally Drive with ample off-road parking to the front & side with lawned gardens & mature hedges providing a degree of privacy. To the side is a hardstanding providing further space with external lighting & a water point. The rear garden is mainly laid to lawn with a paved patio ideal for alfresco entertaining & backs onto open countryside fields. The boundary is mainly timber fence panelling and ranch style fencing.

Location

The small village of Newborough lies on the edge of forests and dunes at the southwest corner of Anglesey. Close by is Llanddwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day.

Council Tax Band D

Exact Location

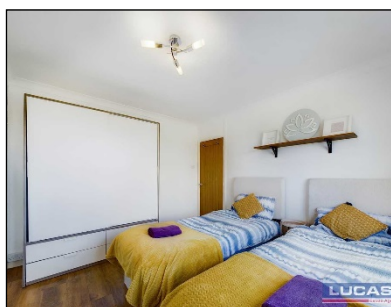
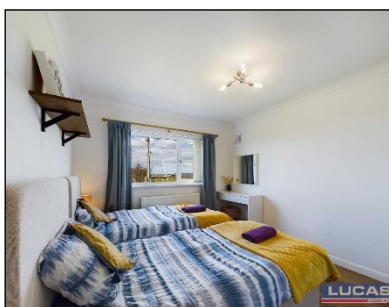
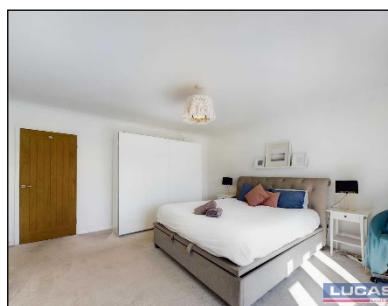
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

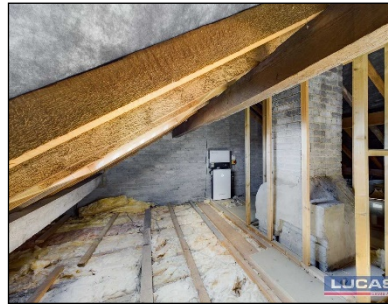
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EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/7200-1848-0222-5691-5473>

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