



7 Traeth Coch Uchaf Red Wharf Bay LL75 8RZ  
Freehold Detached Bungalow  
£415,000

- Most Impressive & Very Spacious Detached Bungalow Set On A Generous Plot With Established Lawned Gardens
- 3 Bedrooms/1 Bathroom/1 Reception
- Backing Onto Open Fields Along Boasting Super Views Of The Beach & Coastline From The Lower Garden Area.
- Ideally Placed At The End Of A Most Sought After Quiet Cul De Sac, Being One Of Only Ten On This Desirable Residential Estate, Offering Ample Off-Road Parking Together With A Double Garage.
- Viewing Is Highly Recommended Both Internally & Externally With The Added Benefit Of Having No Onward Chain
- Coastal Road Close By Makes The Property Even More Appealing With Easy Access To The Amenities In The Nearby Villages Of Pentraeth And Benllech
- Services Mains Electric, Mains Water, 2 Septic Tank Drains, Central Heating LPG Flo Gas Fired

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### Property Summary

A Most Impressive & Very Spacious Detached Bungalow Set On A Generous Plot With Established Lawned Gardens Surrounding The Property, Backing Onto Open Fields Along Boasting Super Views Of The Beach & Coastline From The Lower Garden Area. . The Bungalow Is Ideally Placed At The End Of A Most Sought After Quiet Cul De Sac, Being One Of Only Ten On This Desirable Residential Estate, Offering Ample Off-Road Parking Together With A Double Garage. Subject To The Usual Planning Consents There Is Ample Scope To Extend If Required & Viewing Is Highly Recommended Both Internally & Externally With The Added Benefit Of Having No Onward Chain. The Main A5025 Coastal Road Close By Makes The Property Even More Appealing With Easy Access To The Amenities In The Nearby Villages Of Pentraeth And Benllech, The A55 Expressway And The University City Of Bangor On The Mainland.

Red Wharf Bay Is Situated Within An Area Of Outstanding Beauty - A Sheltered Tidal Bay On The Eastern Side Of Anglesey. This Beautiful Wide Sandy Bay Is Perfect For A Stroll And With Some 125 Miles Of Coastal Paths To Enjoy, There Really Is No Excuse To Get Out There And Enjoy It! Close To The Water Is The Renowned Ship Inn, A Fabulous 18th Century Establishment Serving Real Ales And Home Cooked Food As Well As A Bistro Restaurant.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into L shaped reception hallway with two built in cupboards, door off into separate Wc with wall mounted wash hand basin and Wc. Further doors off the hallway lead into the lounge/dining area with stone fireplace with timber mantel, two windows to both the front and side aspects, coved ceiling and an opening leading through into the dining area with, coved ceiling and window to rear aspect overlooking the garden with lovely views to the open countryside. A door from the dining room takes you into the kitchen briefly comprising base and wall storage cupboards including two drawer packs, stainless steel sink with mixer taps with complementary work surfaces, space for free standing fridge ,built in electric oven with hob and integrated slimline extractor over, integrated dishwasher, low maintenance floor covering and complementary tiled walls, window to side aspect overlooking drive and side garden, door through into the rear sun porch with low maintenance floor covering, glazed windows to three sides offering pleasant views of the rear gardens and door to rear garden and side access to the double garage.

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Continuing off the inner hallway are doors leading off into bedroom 1 with recess for free standing wardrobe, window to both rear and side aspect offering very pleasant views of the gardens along with views over open fields, bedroom 2 with recess for free standing wardrobe, window to side aspect offering very pleasant views of the garden, bedroom 3 with loft access, window to front aspect overlooking the garden and completing the accommodation is the L shaped bathroom suite briefly comprising panelled bath with electric shower and glass screen, pedestal wash hand basin, Wc, chrome heated towel rail, low maintenance flooring, complementary wall tiling and frosted window to rear aspect.

#### Externally

A tarmacadam driveway leads to the front of the property with established lawned gardens, shrubs and mature hedges bordering the front boundary together with a neat patio seating area and timber gate leading to the side and rear gardens. At the end of the drive is a spacious double garage with dual access and to the side of the garage is a lawned garden area with mature hedges to side and rear with a pathway taking you to the rear garden which is mainly laid to lawn. The lawned gardens sweep along the rear of the bungalow around to the side with mature shrubs, timber panelling and hedges bordering the boundary. Continuing to the lower garden area is a perfect sun trap with terrific views of the sea, beach and coastline.

#### Location

The property is situated within a Cul-de-Sac of similar residence with a public footpath located just yards away, leading directly to the waters' edge - this is a tidal bay, so great care should be taken. Red Wharf Bay is situated within an area of outstanding beauty - a sheltered tidal bay on the eastern side of Anglesey. This beautiful wide sandy bay is perfect for a stroll and with some 125 miles of coastal paths to enjoy, there really is no excuse to get out there and enjoy it! Close to the water is the renowned Ship Inn, a fabulous 18th century establishment serving real ales and home cooked food as well as a bistro restaurant. The main A5025 coastal road close by makes the property even more appealing with easy access to the amenities in the nearby villages of Pentraeth and Benllech, the A55 expressway and the university city of Bangor on the mainland. There are a good range of amenities within the coastal resort of Benllech that will take care of your day-to-day requirements which also has a primary school. The area is well placed for many of the other rural and coastal attractions on the island and Red Wharf Bay is considered one of the jewels in the crown.

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Council Tax Band E £2385.24- 2024/2025

Exact Location

what3words ///flopping.moats.trickle

<https://what3words.com/ways-to-use>

EPC LINK BELOW

<https://find-energy-certificate.service.gov.uk/energy-certificate/6134-2526-9300-0071-9226>

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.

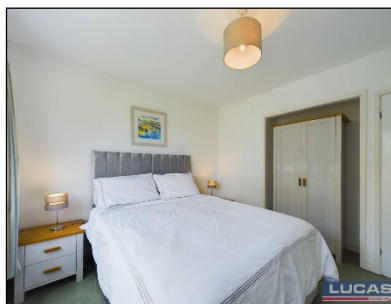
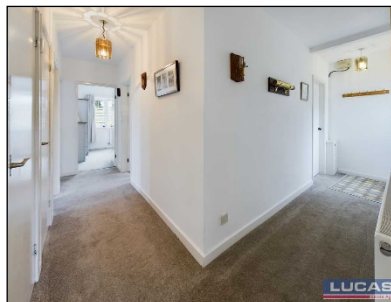
#### Note to Customers

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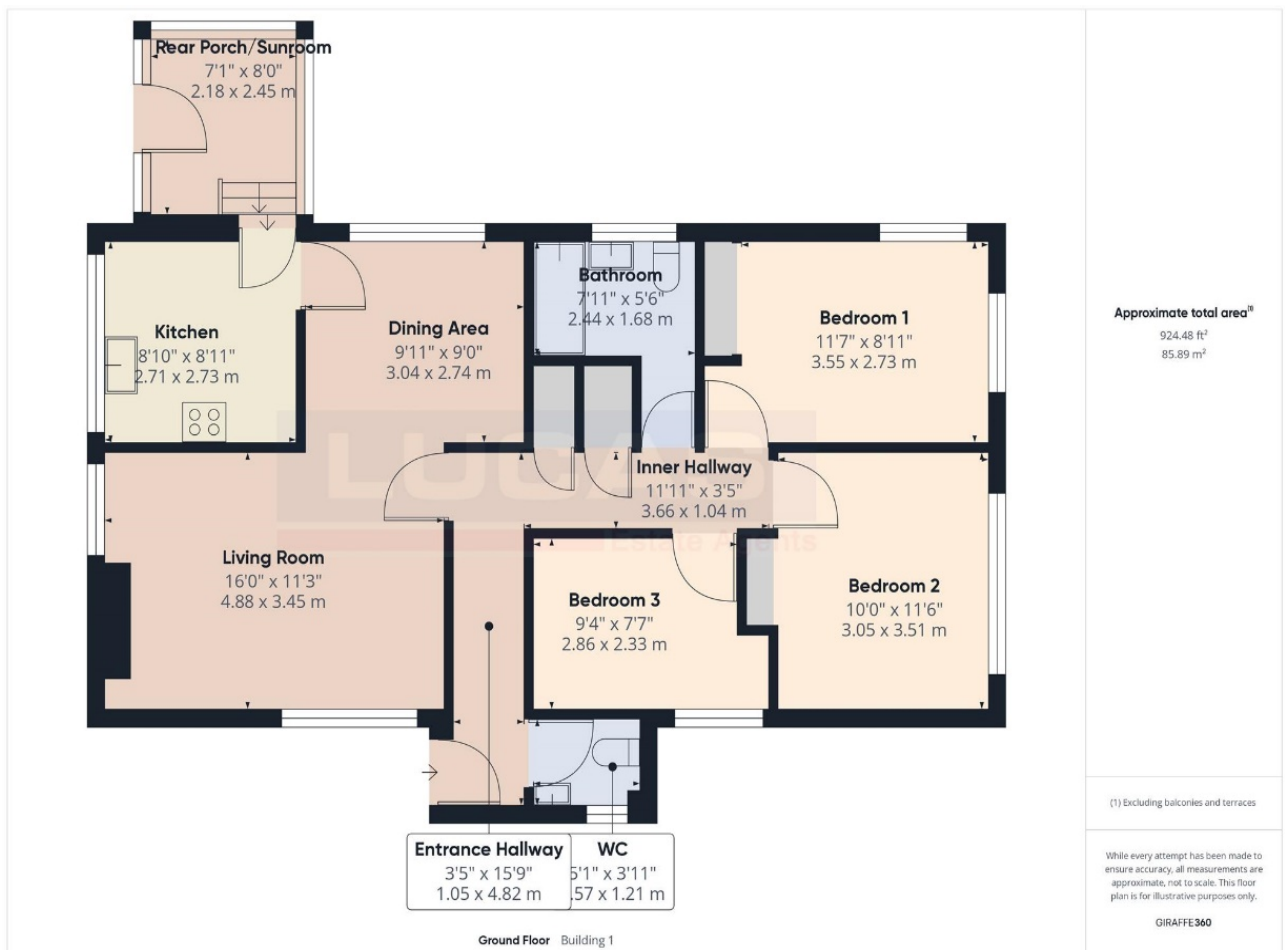


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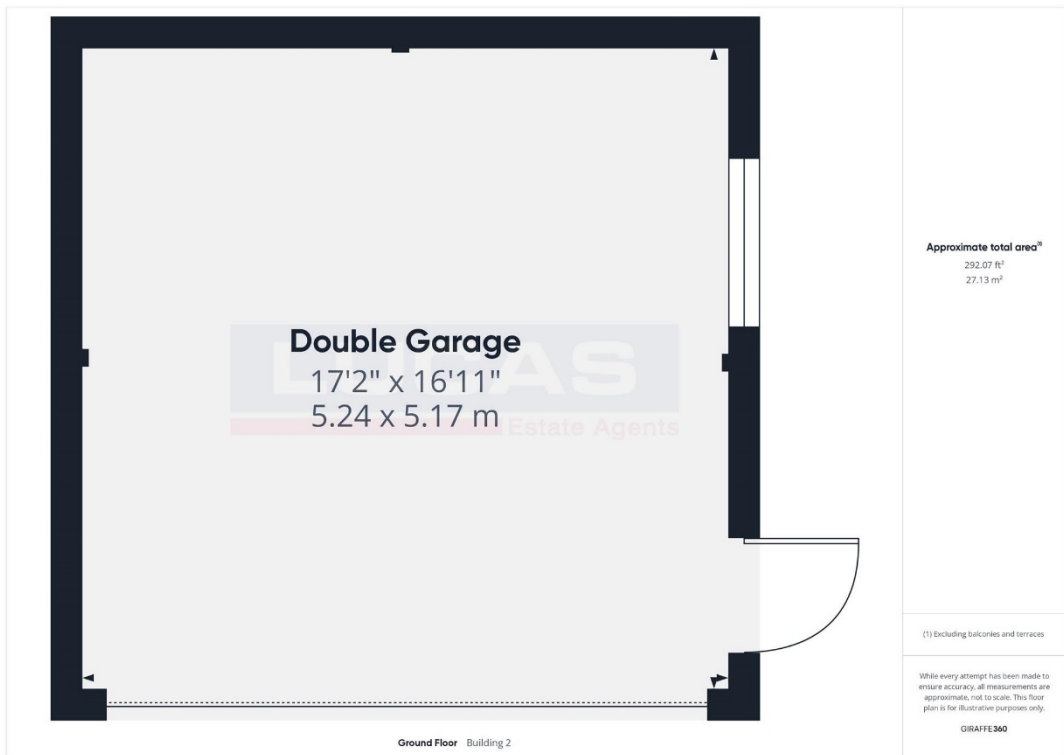




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