



Tyn Llain Gwalchmai LL65 4RE
Freehold Detached
£399,950

- Very Impressive Detached Dormer Style Bungalow Located Down A Lane With Lovely Countryside Views
- 3/5 Bedrooms/2 Bathrooms/3 Receptions
- Flexible & Spacious Accommodation With Annexe Option
- Attached Double Garage & Significant Ample Off-Road Parking For Several Vehicles
- Beautifully Landscaped Rear Lawned Gardens With Flagged Patio Areas & Purpose Built Dog Kennel/Storage Room Along With Summer House/Studio
- Extended, Modernised & Maintained To An Exceptional Standard Throughout
- Close To A55 Expressway & Market Town Of Llangefni
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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Property Summary

A Very Impressive Detached Dormer Style Bungalow Set In Established Gardens With Summer Room/Studio, Fagged Patio Areas, Kennel Building/Storage Along With Substantial Off-Road Parking Together With A Double Garage, Located Down A Lane With Lovely Countryside Views. The Spacious Accommodation Offers Plenty Of Flexibility With The Option Of Utilising As An Annexe For Extended Family Or To Provide An Income. The Property Occupies A Central Position Within The Popular Semi Rural Village Of Gwalchmai On Anglesey. Local Amenities Include A Public House And Convenience Shop But Given The Villages' Proximity To The A55 Expressway The Market Town Of Llangefni And Port Town Of Holyhead Are Easily Accessed For Larger Supermarket Shopping And Facilities. Viewing Highly Recommended To Appreciate The Flexible Accommodation & Grounds

The accommodation which benefits from oil fired central heating and double glazing comprises front door into a spacious entrance hallway with built in storage cupboard, low maintenance floor covering, doors off into lounge with attractive feature cast iron fireplace with stone surround and ceramic tiled hearth, coved ceiling, low maintenance floor covering, two windows overlooking parking and rear gardens and a square opening through into a spacious and light conservatory with low maintenance floor covering, windows to three sides and double glazed roof offering a pleasant outlook of the rear gardens and patio area and French doors leading out to the rear.

Continuing off the reception hallway are further doors off into bedroom 1 with coved ceiling window to front aspect, bedroom 2 with coved ceiling window to rear aspect, study/office with window to front aspect and stairs leading up to a very spacious attic bedroom 4 with access to two eaves storage areas and two Velux roof lights boasting pleasant views over the rear garden and open fields in the distance. A further door off the hallway leads into a spacious split-level bathroom briefly comprising a corner shower with power shower and sliding glass screens, pedestal wash basin, complementary ceramic floor and wall tiling, recessed lighting, chrome heated towel rail and Velux roof light. A step leads to the lower level with a corner bath, low flush Wc, complementary ceramic floor and wall tiling and extractor fan.

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A further door off the inner hallway leads you through into the kitchen/diner briefly comprising base and wall storage cupboards, two drawer packs, open basket display unit, brushed steel single bowl sink with mixer tap with complementary work surfaces, integrated fridge/freezer, eye level double oven, extra wide ceramic gas hob with glass chimney style extractor over together with complementary tiled splash backs, space for free standing washer, ceramic tiled flooring, coved ceiling recessed lighting, two windows to side aspect built in storage cupboard, access to loft space and door off into rear hall area.

Continuing off the rear hall is an opening into the laundry /kitchen area briefly comprising base and wall storage cupboards with stainless steel sink and mixer tap, space for a free standing fridge/freezer, complementary work surfaces and tiled splash backs, low maintenance floor covering, coved ceiling, two windows to rear aspect overlooking garden, door leading out to rear patio and garden, door off into bathroom briefly comprising walk in shower cubicle with main shower and sliding glass doors, vanity sink base with storage under, pedestal wash hand basin, low maintenance floor covering, complementary tiled walls, extractor fan, frosted window to rear.

From the rear hall area a door take you through to the inner hallway with doors leading off into bedroom 3 with window to side aspect and coved ceiling, door into a living room with window to rear aspect overlooking the patio and gardens, coved ceiling and stairs leading up to a spacious attic bedroom 5/sitting room with recessed lighting, window to rear aspect overlooking the patio and gardens boasting distant views of the countryside in the distance, bespoke built in bank of wardrobe storage cupboards, recessed display alcove and two Velux roof lights with views of the countryside.

Externally

There is a main block paved courtyard positioned to the left side of the property providing ample parking for several types of vehicles allowing access to the rear via an iron gate. Also to the front is a separate pedestrian gateway with a small path leading up to the front door. To the rear of the property there is a substantial patio area consisting of part timber decking and part block paved along with established lawned gardens. This allows rear access to the property and garage. Also positioned at the rear is a delightful summer room/studio together with an adjoining purpose-built kennel/storage area. At the front of the garage there is a separate secure off road courtyard access via a larger iron gated suitable for tool storage or a small car providing access to the garage and side access to the rear of the property.

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Location

Tyn Llain is located in a desirable residential neighbourhood on the outskirts of the village of Gwalchmai, which has a primary school, a convenience store/post office and a public house and is well placed for many of the rural and coastal attractions to be found on the island. The A55 Expressway is only a short distance away, allowing rapid commuting throughout Anglesey, to the mainland and beyond. A little further on, the market town of Llangefni offers a wide range of shops, services and recreational facilities, ensuring that your needs are well catered for.

Council Tax Band F £2829.19 -2024/2025

Exact Location

what3words ///palace.alternate.cracker

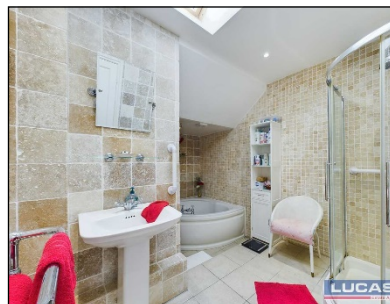
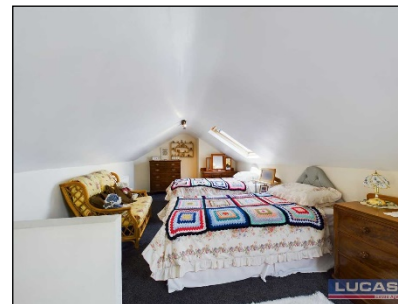
<https://what3words.com/ways-to-use>

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.

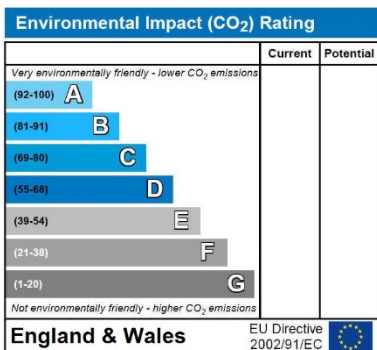
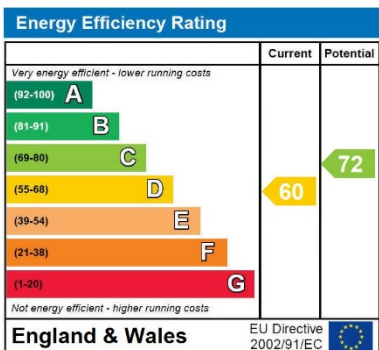
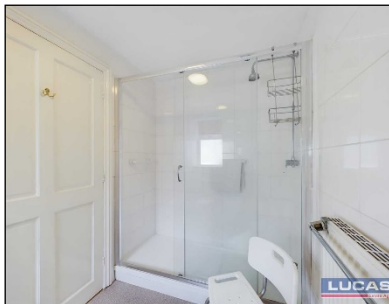
Note to Customers

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<https://find-energy-certificate.service.gov.uk/energy-certificate/0735-2830-7872-9995-4625>

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Approximate total area¹⁾
2168.05 ft²
201.42 m²

Reduced headroom
31.89 ft²
2.96 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Approximate total area¹⁾
570.42 ft²
52.99 m²

Reduced headroom
209.15 ft²
19.43 m²

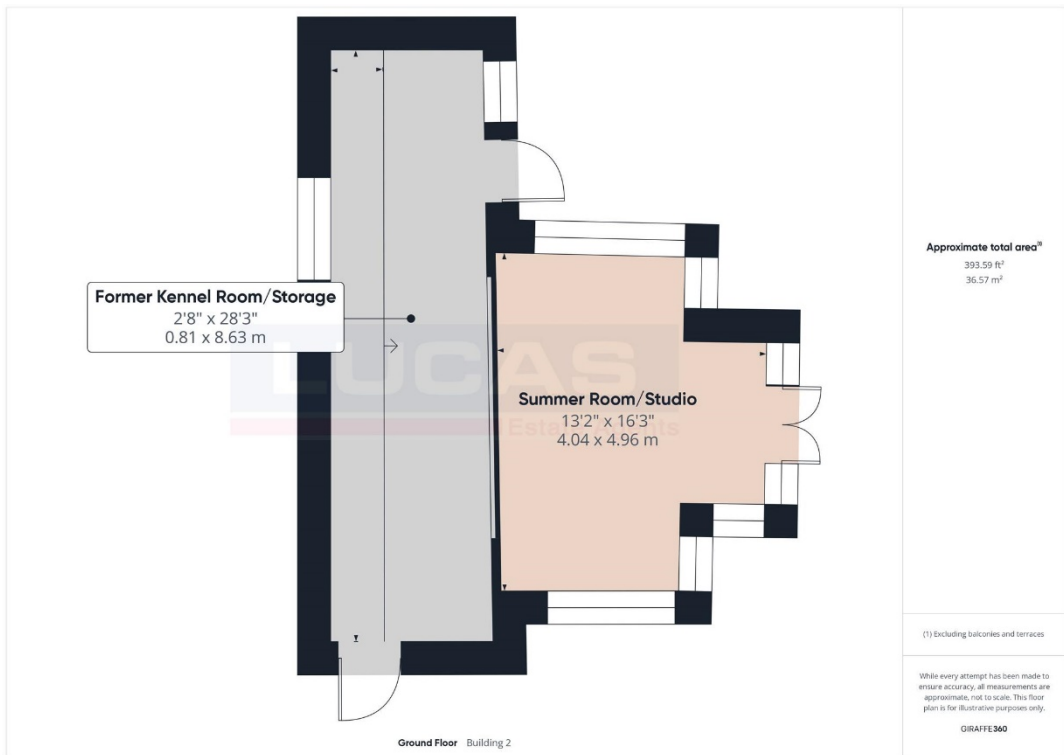
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