



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET



2 Tan Y Ffordd, Llansadwrn, Anglesey LL59 5SH

Offers Over: £195,000

EPC Band: F

Located in the highly sought after rural village of Llansadwrn, this well presented and tastefully decorated Semi Detached home offers all the indoor and outdoor space a growing family will ever need. The spacious accommodation briefly comprises of a welcoming Entrance Hall that leads through to the generous size Lounge. Here you will find a light and spacious room with an original polished wood floor and large double patio doors that lead out into the rear garden. Between the Lounge and the Kitchen is a good size Dining room with a wood effect tiled floor and a useful storage space under the stairs. To the side is a modern fully fitted Kitchen with cream coloured base and wall units, topped with a wood effect work surface. There is also a stone tiled floor and an electric cooker point. To the rear of the kitchen, in an uPVC extension is a useful Utility area that also allows access to the rear garden. Completing the ground floor off the Hallway, is a modern Shower room, fitted with a large shower cubicle and a Wc. Upstairs are 3 good size bedrooms, made up of 2 large Double Bedrooms to the front and a smaller Single Bedroom to the rear. All are served by a stylish and modern, part tiled Bathroom that is fitted with a ceramic tiled floor, a white Bath suite and an over bath shower unit. The property has an LPG Central Heating system as well as uPVC Double Glazing throughout to keep you warm during the colder months. We highly recommend you book a viewing soon as in the past properties of this standard aren't on the market for long.

2 Tan y Ffordd is opportunely placed for the many coastal and rural attractions to be found on Anglesey, including the ever-popular resort of Benllech with its wonderful sandy beach, the beautiful Red Wharf Bay and the historic town of Beaumaris, which is only 4 miles away. Easy access is enabled via the A55 expressway, which can be found about 5 miles from the property, allowing rapid commuting throughout the island, to the mainland, passing by the acclaimed University City of Bangor and onwards along much of the North Wales Coast towards Chester, Liverpool and Manchester, linking up with the UK motorway network. The nearby towns of Menai Bridge and Beaumaris along with their neighbouring communities offer a wide range of shops, services and recreational facilities, ensuring your needs are well catered for. A little further afield, the port town of Holyhead provides daily sailings to and from Ireland and a first-rate intercity train service.

Entrance Hall

Lounge	4.98m x 3.75m (16'4" x 12'4")
Dining Room	3.30m x 2.71m (10'10" x 8'11")
Kitchen	3.30m x 3.66m (10'10" x 12')
Utility Room	1.72m x 2.29m (5'8" x 7'6")
Landing	
Bedroom 1	2.71m x 3.75m (8'11" x 12'4")
Bedroom 2	2.71m x 3.54m (8'11" x 11'7")
Bedroom 3	2.27m x 2.77m (7'5" x 9'1")
Bathroom	2.27m x 1.58m (7'5" x 5'2")

Accommodation & Amenities

- Semi Detached Family Home
- Pleasant Rural Village Location
- Light & Spacious Lounge
- Fully Fitted Kitchen & Separate Dining Room
- 2 Double Bedrooms & 1 Single Bedroom
- Stylish Bathroom & Ground Floor Shower Room
- Generous Size Garden With A Summer House
- Detached Single Garage & Off Road Parking For 2
- LPG Central Heating & uPVC Double Glazing



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA - 1082 sq.ft. (100.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other areas are approximate and the responsibility to check for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and applicant shall have and be deemed to give guarantee as to the true quality of dimensions of the plot.
Made with Metron 0502

1ST FLOOR
385 sq.ft. (35.6 sq.m.) approx.



Outside

At the front of the property is a large open space with a concreted hard standing for 2-3 vehicles as well as a small lawn area. There is also access to a Detached Single Garage. To the rear is a good size Garden area with uninterrupted views across farm fields towards the mountains of Snowdonia in the distance. The Garden is mostly lawn with a stone flagged patio area to the side as well as a wooden summer house.

Directions

From our Bangor office take the A5 to Menai Bridge. After crossing the Bridge take the 1st exit at the roundabout, passing the Waitrose supermarket. At the next roundabout take the 2nd exit, up the hill, passing the high school. At the top of the hill take the 3rd exit at the four crosses roundabout, sign posted Amlwch. Pass the large car dealership on your right then take the right hand turning for Llansadwrn. Follow the country lane for a couple of miles to the village of Llansadwrn, Tan y Ffordd will be on your right hand side about half into the village.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating

LPG Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.





Disclaimer

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.