

PREMIER

PAPILLON, 12 MAES HYFRYD MOELFRE



Main Features Include:

- **Immaculate Detached Bungalow**
- **Maintained To A Very High Standard**
- **Much Sought After Estate**
- **2 Double Bedrooms**
- **Lounge With Eye-Catching Feature Fireplace**
- **Sizeable Dining Room/Family Room/Bedroom**
- **White Modern Fitted Kitchen**
- **Contemporary Shower Room**
- **Pvcu Double Glazing & Storage Heating**
- **Delightful Front And Rear Gardens**

NEW PRICE
£175,000



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Papillon, 12 Maes Hyfryd, Moelfre, Isle of Anglesey, LL72 8LR

Viewing is essential, to fully appreciate the immaculate nature of this 3 Bedroom, Detached Bungalow that has been maintained to a very high standard by the present owners. The attractive accommodation, which benefits from PVCu Double Glazing and Storage Heating includes an Entrance Hall, a Lounge with an eye-catching Fireplace as a central feature of the room, an all white Modern Fitted Kitchen, a sizeable Dining Room/Family Room (formerly a Double Bedroom) currently provides an additional sleeping area and access to the rear gardens via French Windows, 2 Double Bedrooms and a Contemporary Shower Room. Outside to the front, a paved driveway, affording ample off-road parking, leads to a detached Garage with an attached Studio/Workshop, both buildings profit from power and lighting. A well-devised ornamental style garden, based on decorative paving and plant beds, exhibiting a colourful variety of plants, shrubs and imaginatively shaped bushes and trees, can be found, adjoining the driveway. To the rear, a charming patio area extends to a most generous and delightful established lawned garden, displaying a vivid and beautiful range of perimeter plants, shrubs, bushes, trees, including an assortment of fruit trees. Additionally, the garden boasts well planned seating areas to capture the transiting sun at all times of the day and an aluminium framed greenhouse and a timber built storage shed. The Dwelling, which is centrally located on a much sought after estate in the picturesque resort of Moelfre, is within easy walking distance of the village shop, the coastal path, beaches, fishing and the lifeboat station. Being well placed for many of the other coastal and rural attractions to be found on the Island, Moelfre is also in convenient travelling distance of the Market Towns of Amlwch and Llangefni, which between them offer most essential goods and services. Additionally, Llangefni has close access to the A55 Expressway, allowing rapid commuting throughout Anglesey, to the mainland and beyond. We believe that at the advertised price this property represents outstanding value for anyone seeking a holiday home or a comfortable family residence in an exceptionally attractive coastal location.

The Accommodation Comprises:

LOUNGE : 13' 11" x 11' 5" (4.25m x 3.48m)

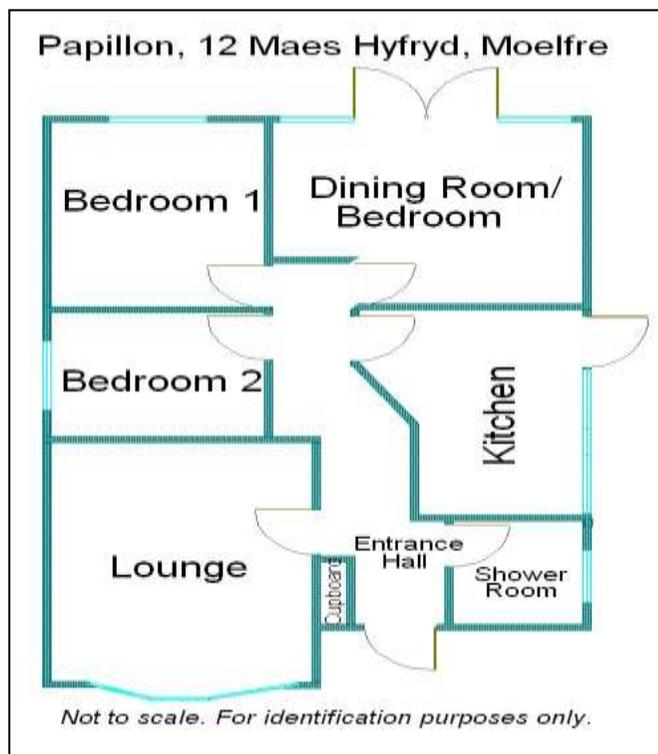
KITCHEN : 11' 11" x 9' 4" (3.64m x 2.87m)

DINING ROOM : 12' 8" x 10' 8" (3.88m x 3.27m)

BEDROOM 1 : 10' 8" x 8' 11" (3.27m x 2.72m)

BEDROOM 2 : 8' 11" x 7' 2" (2.72m x 2.19m)

SHOWER ROOM : 5' 11" x 5' 4" (1.81m x 1.65m)





DIRECTIONS: From our Llangefni office take the B5109. Continue on this road, passing through Brynteg and Marianglas. On reaching the 'T' junction at Marianglas, turn left onto the A5025 and follow this road until you reach a roundabout, taking the third exit towards Moelfre, continue for about ½ a mile and turn left then right into Maes Hyfryd where you will find the property on your left-hand-side.

Heating: Storage heating

Services:

We are informed by the seller this property benefits from mains water, electricity and drainage.

The agent has tested no services, appliances or central heating systems (if any).

Tenure:

We have been informed the tenure is **Freehold**. Vendor's solicitors should confirm title.

For details of the Council Tax Band please contact:

Anglesey County Council on 01248 750057.

Boundaries & Right of Way

These are believed to be correct as described, but are awaiting vendor solicitors' confirmation.

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position to you; particularly if contemplating travelling some distance to view the property.

Last Update: 23rd October 2012

Viewing by appointment:

Tel: 01248 723322

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If you would like more information about this area contact 0845 607 60 70 to request information or visit: www.movingtowales.com



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
100-125	100-125	100-125	100-125
126-140	126-140	126-140	126-140
141-155	141-155	141-155	141-155
156-170	156-170	156-170	156-170
171-185	171-185	171-185	171-185
186-200	186-200	186-200	186-200
201-215	201-215	201-215	201-215
216-230	216-230	216-230	216-230
231-245	231-245	231-245	231-245
246-270	246-270	246-270	246-270
271-300	271-300	271-300	271-300