



Porthlleidiog, Y Foryd, Llanfaglan, LL54 5RA

Price £320,000

DESCRIPTION

A unique opportunity to purchase a Detached Bungalow with magnificent views over the Menai Straits. The accommodation briefly comprises: Lounge with a feature inglenook fireplace, Kitchen/Diner, Inner Hallway, Bathroom and Two Bedrooms.

DIRECTIONS

Located along the Foryd - a tidal inlet at the mouth of the Menai Straits and a haven for sea birds with fantastic scenery. To one side is the coastline of Anglesey and the panoramic mountains of Snowdonia on the other side. A popular area for visitors, not only for its natural beauty but also to relax and explore. Caernarfon Golf club is situated approximately 100 yards away. The Royal Town of Caernarfon with its famous Castle is nearby.



Entrance through uPVC door into

KITCHEN/DINER

11'7" X 11'6" (3.53 x 3.50m)

Solid oak base units with complimenting worktops; matching single wall unit; stainless steel sink and drainer with mixer taps; recess for gas cooker; recess and plumbing for washing machine; tiled splashback to unit area. Two double glazed windows; tiled floor and door into

INNER HALLWAY

Tiled floor. door to rear. Storage cupboard housing electric fuse box and cupboard housing boiler. Linen cupboard.

BATHROOM

Panelled bath; hand wash basin; low level w.c.; tiling to splash back areas; tiled flooring; double glazed frosted window.

BEDROOM TWO

9'4" X 8'7" (2.89 x 2.61m)

Double glazed window; Laminate flooring.

LOUNGE

15'5" X 13'4" (4.69 x 4.06m)

Feature inglenook fire place with slate hearth housing wood burning stove. Feature beams to ceiling; two double glazed windows.

Door from Lounge leading to

MAIN BEDROOM ONE

12'8" X 10'7" (3.86 x 3.22m)

Double glazed window; laminate flooring.

From main bedroom ladder leads to

ATTIC ROOM

Boarded, sloping ceiling; velux window.

OUTSIDE

Good size garden with a range of mature trees and shrubs. Driveway and parking

To the side there is a raised lawned garden with mature shrubs plus a three berth static caravan. With driveway and parking . This has the potential to be a building plot subject to usual Planning consent.

Magnificent views over the Menai Straits. Mooring for two boats.



VIEWING ARRANGEMENTS

Strictly by appointment through the selling agent, James Properties Telephone 01286 479031

IMPORTANT NOTICE

Services: None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as their working ability.

The property is in a Welsh Language area where Welsh has been the main language of the community for at least 1400 years and the basis of a rich culture. To maximise your enjoyment and appreciation of the culture of the country in which you hope to live, why not consider learning the language to allow you to be fully integrated into the community?

Welsh is also the principal medium of education for children in this area and details of Welsh courses can be obtained from the Welsh Language Board, Menter Iaith Gwynedd on 01766 512300 or from Meirion Dwyfor College on 01758 701385.

Mae'r eiddo yma mewn ardal Gymraeg ble mae'r iaith Gymraeg wedi bod yn iaith gymdeithas am beth bynnag 1400 o flynyddoedd ac yn sylfaen i'r diwylliant cyfoethog. I ehangu eich mwynhad a'ch gwerthfawrogiad o ddiwylliant y wlad lle'r ydych yn gobeithio byw, beth am feddwl am addysgu'r iaith i'ch galluogi i gyfrannu yn llawn i'r gwymdeithas?

Hefyd, mae plant yn cael eu dysgu drwy gyfrwng yr iaith Cymraeg yn yr ardal yma ac fe gewch fanylion o gyrsgiau Cymraeg gan "Bwrdd yr Iaith Gymraeg" "Menter Iaith Gwyedd" ar 01766 512300 neu "Coleg Meirion Dwyfor" ar 01758 701385.

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