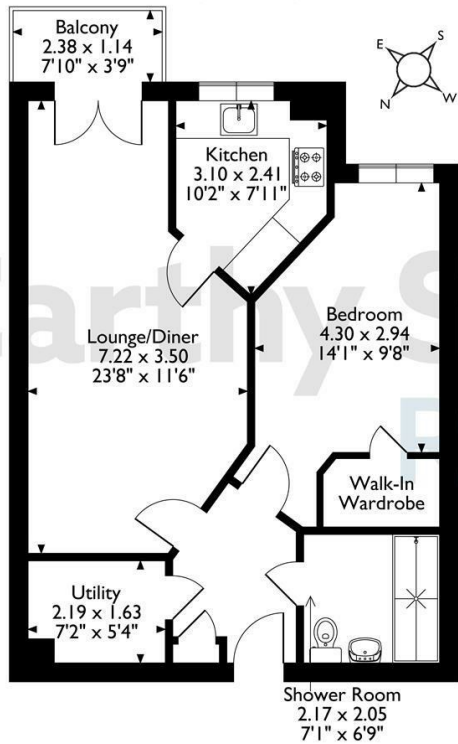


Plas Glanrafon, Flat 15, Benllech, Tyn-y-Gongl  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 15 Plas Glanrafon

Bangor Road, Tyn-y-Gongl, LL74 8TP



## Asking price £190,000 Leasehold

A well presented one bedroom apartment situated on the GROUND FLOOR with level access to the residents lounge and front entrance. Offered in a FANTASTIC CONDITION boasting a MODERN KITCHEN with INTEGRATED APPLIANCES and a sunny WALK OUT BALCONY with views over the front elevations and SEA GLIMPSES. Extra wide CAR PARKING SPACE INCLUDED. Plas Glarafon, a McCarthy Stone retirement development is nestled in Benllech.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**



# Plas Glanrafon, Bangor Road, Benllech, Tyn-y-Gongl, Anglesey, Gwynedd, LL74 8TF

## Plas Glanrafon

Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquillity of the beach. Relax in the homeowners' lounge which features professionally designed interiors with space for guests, social activities and events. Friends and family are always welcome and can book a stay in the on-site Guest Suite (usually for a fee of £25 per night - subject to availability).

Benllech is a quaint beach town and enjoys stunning coastal views with a short ½ mile walk to the main high street and beach. What's more, with a Tesco Express and a Co-Op store within 200 yards of the complex, as well as the local butchers, bakers, and cafes in town, everything you need, really is on your doorstep.

This McCarthy and Stone Retirement Living complex is also close to the local library, tennis courts and bowling greens. There is also a brand new state of the art GP surgery that is opposite the development which offers a variety of weekly clinics.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard, housing the boiler and washing machine. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Doors lead to the living room, bedroom, shower room and additional storage cupboard.

## Living Room

A light and spacious living room, complimented by a double glazed French door leading onto a walk out balcony with sunny views over the front elevations. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets.

## Kitchen

A modern fitted kitchen with a range of sleek high gloss base and wall units with roll top work surface over. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and electric four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

## Bedroom

A light and spacious double bedroom boasting a walk-in wardrobe housing rails and shelving for ample clothes storage. Ceiling lights, TV and phone point. Raised power points for convenience. Double glazed window.

## Shower Room

Modern shower room fully tiled from floor to ceiling with fitted suite comprising; shower cubicle with low level access, low level flush WC and vanity unit with inset sink and mirror above with feature lighting. Chrome ladder style heated towel radiator.

## Utility Room

A large utility room with ample room for coats, shoes as well as a tumble dryer.

## Parking

This apartment includes an extra wide allocated car parking space which is in close proximity to the entrance of Plas Glanrafon.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House

# 1 bed | £190,000

Manager.

Service Charge: £3,162.70 per Anum for financial year ending 30/06/2025

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Lease info

999 years from 2018

Ground rent £425

