

EGERTON ESTATES



107 Bay View Road, Benllech, LL74 8TT

Offers In The Region Of £490,000

A spacious and modern 4/5 bedroom family house enjoying delightful sea and headland views to both the front and rear, and upgraded and extended to a high standard by the present owners. Situated on the sought after Bay View Road within the village, the property is a five minute walk to Benllech's renowned beach as well as being within walking distance of the village shops, restaurants and surgery.

Penmor has been recently upgraded to include a modern , contemporary kitchen and two bedrooms while the four bedroom, four reception room accommodation is ideally suited for a growing family or for seaside retirement with room for all the family to visit.

Sold with no onward chain, and most worthy of internal inspection.

Hallway

With pvc double glazed front door, radiator, laminated timber flooring which continues into the reception area.

Cloakroom

With a modern suite comprising W.C Wash basin in a contemporary curved vanity unit, towel radiator.

Reception Hall

A spacious reception area with a white painted dog-leg staircase to the first floor with contrasting laminated timber flooring. Radiator, telephone connection.

Lounge 17'7" x 11'7" (5.37 x 3.53)

A naturally light room with large glazed rear doors to the conservatory. Modern light marble fireplace, hearth and inlay with fitted gas fire. Coved ceiling with two pendant lights, t.v connection, radiator.

Conservatory 13'5" x 8'7" (4.10 x 2.62)

Having a double glazed surround to three sides and enjoying fine sea views. Timber flooring, double opening doors to the rear garden.

Dining Room 10'11" x 8'9" (3.32 x 2.67)

With front bay windows and radiator under. Coved ceiling with pendant light and wall light. T.V connection.

Sitting Room/Bedroom Five 11'11" x 8'4" (3.62 x 2.54)

Currently used as a T.V room but suitable to provide a ground floor bedroom if required. Rear aspect window with radiator under, T.V connection.

Kitchen/Breakfast Room 13'10" x 10'9" (4.21 x 3.27)

Having a modern and contemporary range of base and wall units in an olive green timber finish with contrasting light speckled stone effect worktop surfaces to include a 1.5 bowl ceramic sink unit under a rear aspect window and stainless steel monobloc tap. The units include curved corner units, pull out spice drawer and wine bottle racks and with integrated appliances which include a fridge and dishwasher. Also included is a 'Belling' oven range with ceramic induction hob and extractor over. Tall radiator, door to the rear garden and ample space for a breakfast table.

Utility Room 7'7" x 6'3" (both average) (2.30 x 1.90 (both average))

With continuation of the modern units in the kitchen with base and wall units to match and worktop surfaces. Integrated fridge and freezer and fitted microwave oven. Internal door to garage.

First Floor Landing

With radiator, hatch to the roofspace.

Bedroom One 13'11" x 11'8" (4.23 x 3.55)

Having a wide rear aspect window enjoying a fine sea view and with radiator under. T.V connection.

En-Suite 8'1" x 6'11" (2.47 x 2.12)

Recently upgraded to include a full length range of fitted cupboards with shelf surfaces and integrated circular wash basin with large mirror/light over and adjacent shaver points. Wide shower cubical with 'Aqualisa' thermostatic shower control and glazed surround. Integrated W.C. Fully tiled walls and ceiling downlights.

Bedroom Two 11'8" x 10'2" (3.55 x 3.11)

Presently used as a study and music room, having a panoramic sea view over Red Wharf Bay and Llanddona headland towards the Great Orme Radiator, T.V connection.

Bathroom 9'3" x 8'9" (2.82 x 2.67)

Again recently upgraded with a four piece comprising a jacuzzi bath, corner shower cubicle with electric shower control. Wash basin in a white gloss vanity unit, W.C, radiator, ceiling spotlights.

Bedroom Three 13'4" x 11'5" (4.06 x 3.48)

Again with a front aspect window to give glorious sea views over Red Wharf Bay towards Llanddona. Radiator, T.V connection.

Bedroom Four 11'9" x 10'6" (3.58 x 3.21)

With rear aspect window giving fine sea and village views. Fitted wardrobes to two walls, part mirror fronted. Radiator.

Outside

A tarmac drive off Bay View Road gives off road parking for up to 3 cars and leads to the integral garage. Lawned area with border and paved patio with fine sea views.

Access to either side leads to a good sized dog secure rear garden area which enjoys a fine westerly outlook to enjoy the evening sun, having a spacious stone paved patio area adjacent to the conservatory doors, and a further sheltered timber deck patio area. Good sized lawned garden with various shrubs and floors and a further paved 'hidden' patio to the rear of the building.

Garage 15'5" x 15'1" (4.7 x 4.6)

Being used for general storage and extension of the Utility Room having a comprehensive range of base and wall kitchen units in an oak style finish with worktop surfaces. Space for a washing machine and dryer, water tap. Wall mounted 'Worcester' propane gas boiler. Power and light.

Services

Mains water, drainage and electricity. Propane gas central heating system. Underground tank outside the back door.

Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax

Band

Energy Performance Certificate

Band E

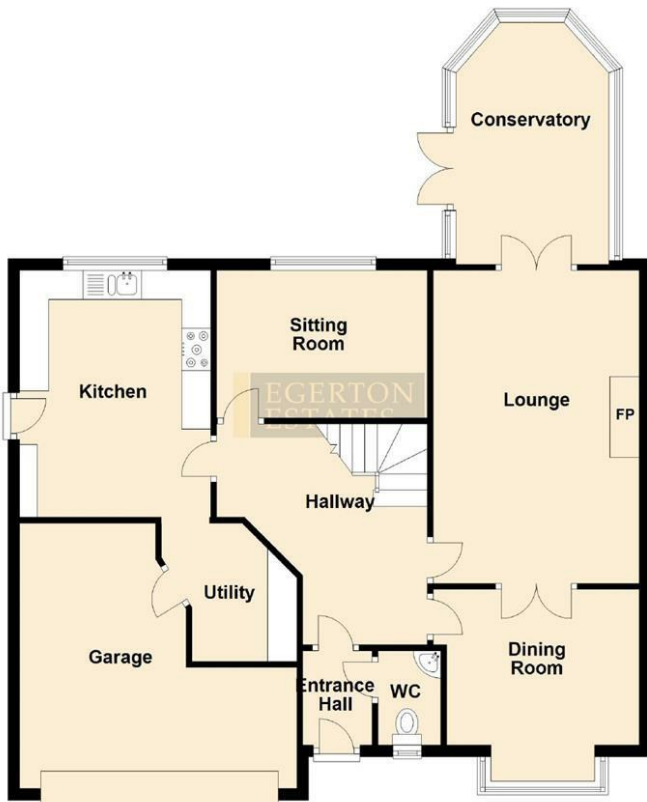
Viewing

Strictly by appointment with the agent Egerton Estates Benllech 01248 852177

Floor Plan

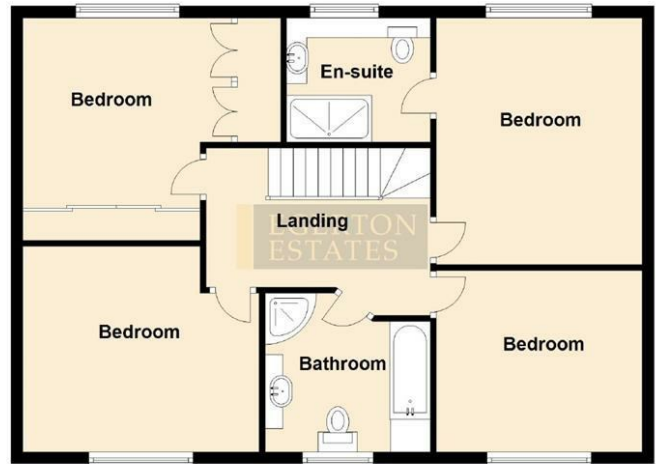
Ground Floor

Approx. 101.0 sq. metres (1086.8 sq. feet)



First Floor

Approx. 79.0 sq. metres (850.5 sq. feet)

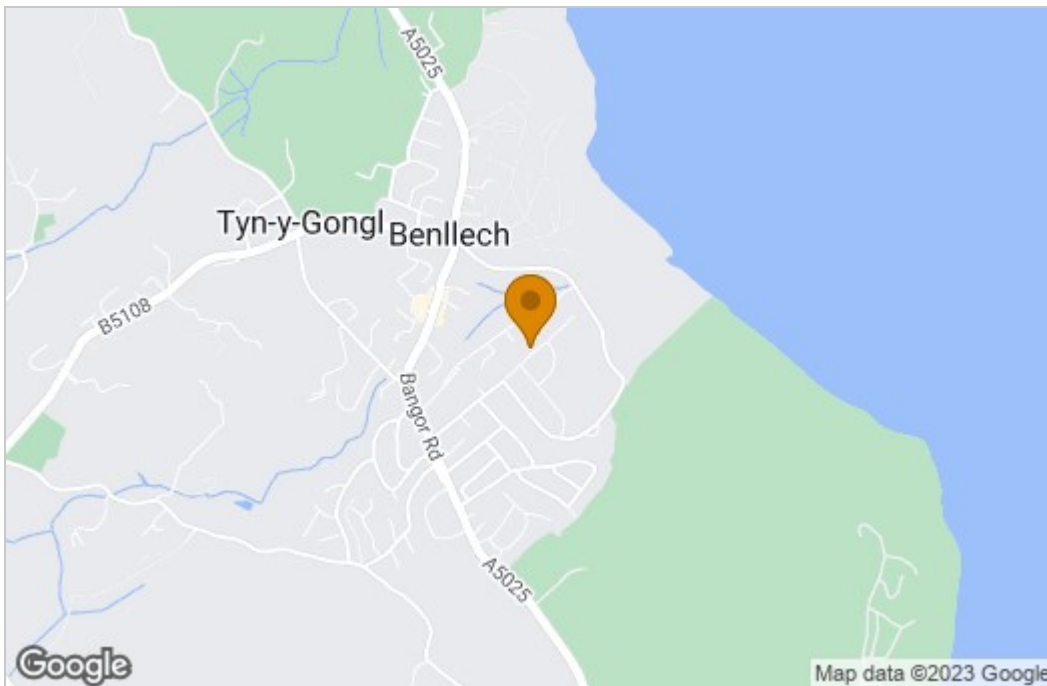


Total area: approx. 180.0 sq. metres (1937.4 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

107 Bay View Road, Benllech

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 59 |
| (39-54) E | | 42 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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