

EGERTON ESTATES



2 Fern Hill
Benllech, Tyn-Y-Gongl, LL74 8UE
Auction Guide £180,000



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Priced for a quick sale. With No Onward Chain for this neat and spacious two bedroom bungalow, centrally situated within the village being a mostly level walk to the village shops and medical centre. The bungalow enjoys a good sized plot with off road parking and car port and benefits from pvc double glazed windows, doors and pvc fascia boards as well as modern programmable electric heating. With the useful addition of a converted garage now a store/workshop.

Well worthy of inspection to appreciate the space and well sized rooms.



Sun Porch

7'8" x 5'4" (2.35 x 1.65)

Main Hallway

Lounge

20'7" x 11'4" (6.29 x 3.46)

Kitchen /Breakfast Room

11'1" x 10'4" (3.40 x 3.15)

Bedroom One

14'3" x 11'3" (4.36 x 3.44)

Bedroom Two

8'11" x 8'11" (2.74 x 2.74)

Shower Room

7'8" x 5'4" (2.35 x 1.65)

Outside

Workshop/Store

16'0" x 9'2" (4.90 x 2.80)

Council Tax Band

Services

Tenure

Energy Performance Certification.

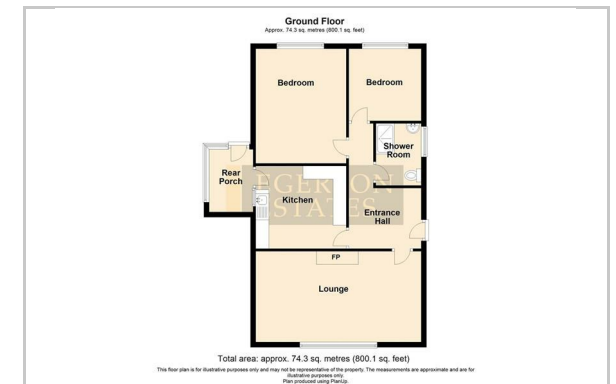
Viewing

Auction

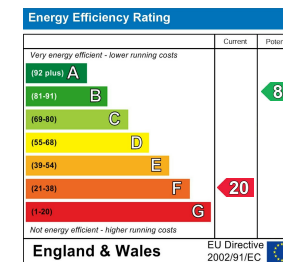
Area Map



Floor Plan



Energy Efficiency Graph



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