



123 Lon Penmon

Benllech, Tyn-Y-Gongl, LL74 8RR

Offers In The Region Of £365,000

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Entrance Hall

With pvc double glazed front door and side panel. Cloak cupboard, radiator.

Lounge

16'11" x 12'5" (5.16 x 3.79)

Having a wide front aspect window giving good natural daylight. Light stone fireplace and hearth with fitted electric fire, radiator, coved ceiling.

Kitchen/Dining Room

Open plan:

Kitchen Area

12'4" x 7'11" (3.78 x 2.42)

Having an extensive range of modern base and wall units in a light 'buttermilk' finish with contrasting light timber worktop surfaces and tiled surround. Integrated induction hob with concealed extractor over and 'Bosch' oven under, as well as an integrated fridge and dishwasher. 1.5 bowl stainless steel sink unit, radiator, ceiling spot lights, telephone connection. Large opening to:

Dining Area

13'0" x 9'4" (3.98 x 2.87)

Having a coved ceiling with light and radiator. Internal door to the utility room and double glazed external door to the rear garden. Double opening doors to:

Conservatory

11'10" x 9'1" (3.62 x 2.77)

Having a double glazed surround to three sides to enjoy fine sea views towards Llanddona headland and the Great Orme. Radiator, outside door to a patio area.

Utility Room

9'10" x 8'0" (3.02 x 2.46)

Having fitted kitchen cupboards with worktop surface and tiled surround and fitted stainless steel sink unit. Recess for a washing machine, and ample room for a dryer and freezer. 'Worcester' oil fired central heating boiler. Internal access to:

Study

8'0" x 8'0" (2.46 x 2.46)

With fitted desk and drawers as well as shelving. Radiator.

Garden Store

11'8" x 8'5" (3.56 x 2.59)

Being formerly the garage and with motorised 'up and over' door, wall shelving, power and light.

Bedroom One

11'11" x 10'11" (3.64 x 3.34)

Having a wide rear aspect window to give fine sea views and with radiator under. Near full length fitted wardrobe.

Bedroom Two

10'11" x 9'0" (3.34 x 2.75)

With wide front aspect window with radiator under.

Shower Room

8'9" x 6'3" (2.69 x 1.91)

Having been recently refitted to include a spacious walk in shower enclosure with twin head thermostatic shower control. Wash basin in a vanity unit with mirror over, w.c. Fully tiled walls, radiator.

Outside

A paved drive off the road gives off road parking and access to the garage. To the front is a secluded lawned garden with an array of shrubs and bushes, and a wide paved patio to sit out to enjoy the evening sun. To the immediate rear is a spacious and private paved patio leading down to a well tended lawned garden with an extensive range of perennials, flowers, bushes and shrubs, and apple tree. Small garden pond, further paved patio, timber garden shed and water tap. Basement storage area under the conservatory.

Services

Mains water, drainage and electricity.

Oil fired central heating.

Pvc double glazed windows, doors and pvc fascia boards. Cavity filled.

Tenure

Understood to be freehold and this will be confirmed by the vendor's solicitor.

Council Tax Band

Band D

Energy Performance Certification

Band E (45/74)

Viewing

By appointment with the agent-Egerton Estates
01248 852177



Road Map



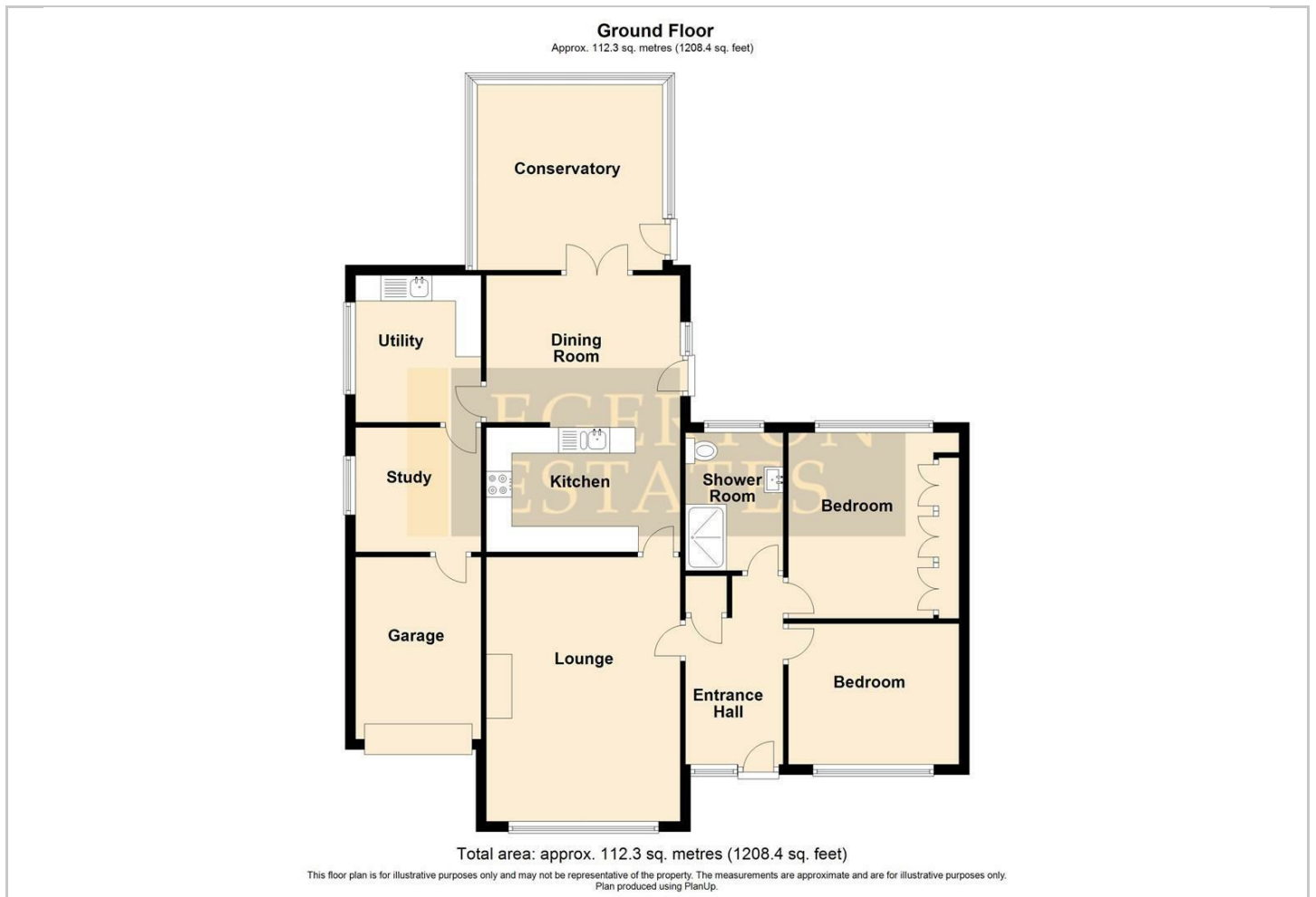
Hybrid Map



Terrain Map



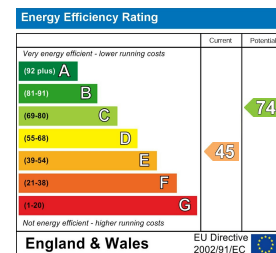
Floor Plan



Viewing

Please contact our Benllech Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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