

EGERTON ESTATES



16 Bryn Siriol

, Benllech, LL74 8TZ

Offers In The Region Of £265,000



16 Bryn Siriol, Benllech, LL74 8TZ

LOWER RUNNING COSTS! A welcoming detached two bedroom bungalow, ideal for retirement as it is centrally located within the seaside village of Benllech, close to a range of village amenities including, the Health Centre, Co-Op, Pet Shop, Chemist, Spar and much more. A huge bonus is the recent installation of a Heat Source Pump, Solar Panels, Inverter and Battery, which means that the running of the bungalow is considerably cheaper than oil or gas central heating. And scores very highly on other insulation features. The bungalow provides for two bedrooms, a spacious lounge with sea views and kitchen/dining room. In addition there is a near full length conservatory to the rear enjoying a sunny southerly aspect and access to the workshop/garage with a lovingly planted garden/patio area to the rear.



Open Porch

Entrance Hall

Lounge

17'11" x 11'2" (5.47 x 3.41)

Kitchen/Diner

15'5" x 8'7" (4.71 x 2.63)

Bedroom One

11'5" x 9'11" (3.49 x 3.03)

Bedroom Two

9'11" x 9'5" (3.03 x 2.88)

Conservatory

19'4" x 9'5" (5.90 x 2.88)

Shower Room

6'4" x 5'6" (1.94 x 1.69)

Outside

Former Garage

16'6" x 8'9" (5.05 x 2.68)

Services

Tenure

Energy Performance Certificate

Council Tax Band

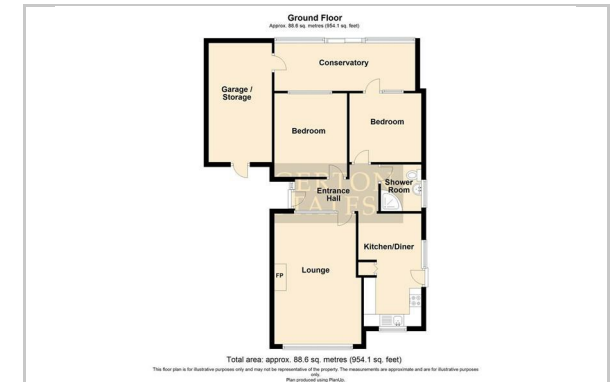
Viewing

Vendors Note

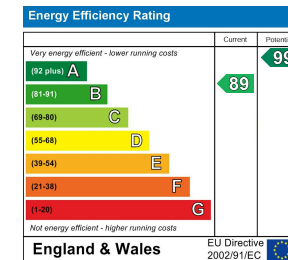
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF

Tel: 01248 852177 Email: enquiries@egerton-estates.co.uk <https://www.egerton-estates.co.uk>