

# EGERTON ESTATES



## **Ty Clyd 14 Breeze Hill, Tyn-Y-Gongl, LL74 8UA**

**Offers In The Region Of £242,000**

NO ONWARD CHAIN A pleasantly positioned detached two bedroom bungalow, situated at the end of a small cul de sac of 6 bungalows, enjoying a quiet corner plot, and well located to walk to village amenities and Benllech's renowned sandy beach. The bungalow is in need of some general modernisation, but benefits from an oil central heating system and double glazed windows, doors and pvc fascia boards. The main tiled roof has been recovered in recent years. Well priced and sold with no onward chain.



### **Vestibule Porch**

With pvc double glazed front door and pvc double glazed internal door to:

### **Hallway**

Giving access to all principal rooms and with a fixed staircase (step) to a floored attic (see below). Radiator, telephone connection, cloak cupboard.

### **Living Room 16'2" x 11'6" (4.93 x 3.53)**

being dual aspect windows with some sea views and two radiators under. Fireplace (not in use) with marble effect surround and hearth. Timber flooring, pendant and wall lights, t.v connection.

### **Dining Room 11'4" x 7'11" (3.47 x 2.43)**

With front aspect window, radiator, timber flooring, airing cupboard.

### **Kitchen 12'7" x 9'0" (both max) (3.84 x 2.76 (both max))**

With a range of base and wall units with worktop surfaces and tiled surround. Stainless steel sink unit, recess for an electric cooker with extractor over and space for a washing machine. 'Worcester' oil fired central heating boiler, vc double glazed door to the rear garden.

### **Bedroom One 13'8" x 11'6" (4.17 x 3.52)**

Having a wide rear aspect window enjoying a secluded outlook over the rear garden with radiator under. Fitted air conditioning unit, timber flooring.

### **Bedroom Two 12'11" x 9'7" (3.94 x 2.93)**

With dual aspect windows , radiator.

### **Shower Room 6'3" x 5'5" (1.91 x 1.67)**

Having been refitted with facilities for a person with mobility difficulties and to include a walk in wide shower enclosure with 'Mira' electric shower control. Wash basin, w.c., tiled and panelled walls. Tall radiator.

### **Attic Floor**

A fixed but steep staircase from the hallway leads to a floored and boarded attic space, presently giving two rooms with good headroom, power and light. There is excellent scope to undertake further works to adapt this area to conform to Building Regulation requirements and add value to the property. two double glazed windows are provided to the gable walls of both rooms.

### **Outside**

Access off the cul de sac leads to a tarmac drive giving off road parking for 2 cars and access to the garage. Front lawned garden area with shrubs and access to either side leads to a good sized rear secluded garden, mostly lawn and with a paved patio, and recently erected garden shed.

### **Garage 16'0" x 8'0" (4.90 x 2.45)**

With up and over door, power and light. Rear access door.

### **Services**

Mains Water, Drainage and Electricity.  
Oil Fired Central Heating.

### **Tenure**

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

### **Energy Performance certification**

Band E

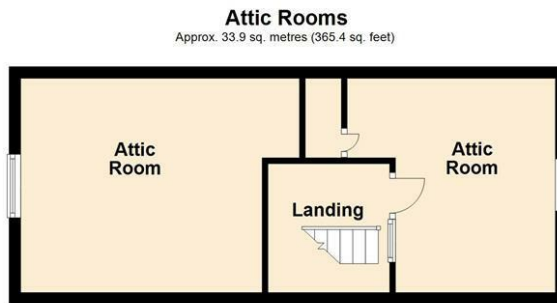
### **Council Tax Band**

Band D

### **Viewing**

Strictly by appointment with the agent-Egerton Estates Benllech 01248 852177

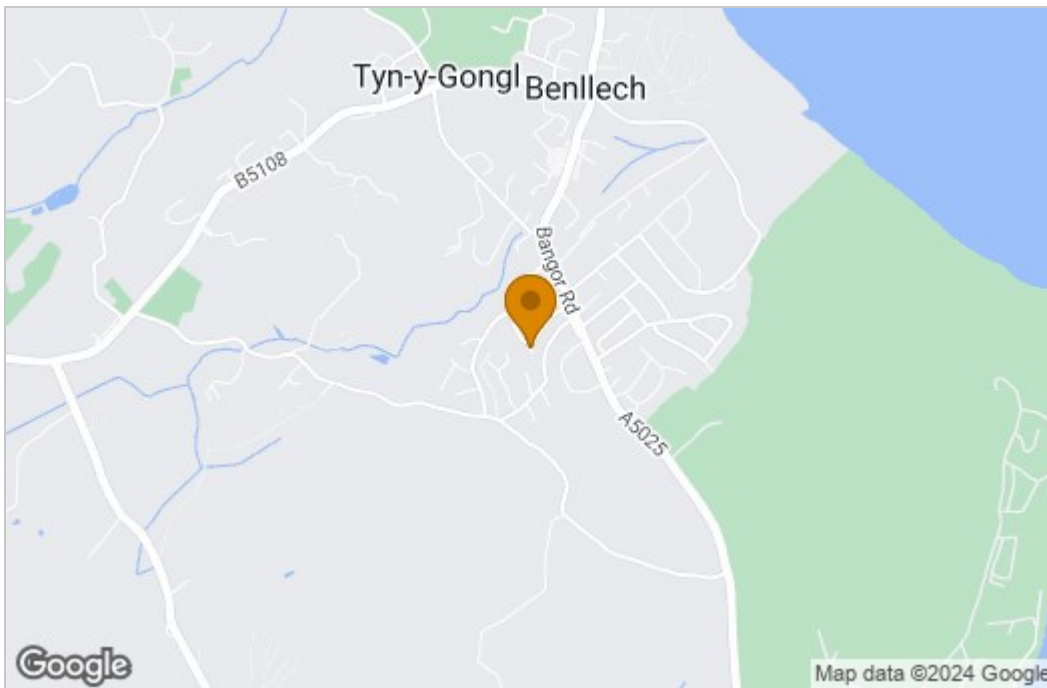
# Floor Plan



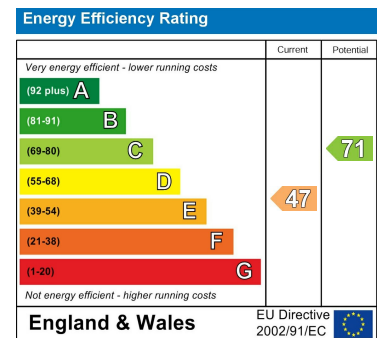
Total area: approx. 125.8 sq. metres (1354.1 sq. feet)

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.

# Area Map



# Energy Efficiency Graph



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