



2 Riverside

Bwlch, Benllech, LL74 8RH

Offers In The Region Of £275,000

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Spacious Porch

11'5" x 5'4" (3.50 x 1.63)

With secondary glazed surround, terrazzo tiled floor, double opening door to:

Living/Dining Room

20'6" x 11'7" (6.27 x 3.55)

Having a large front aspect window giving good natural daylight. Fireplace opening housing a wood burning stove on a slate hearth and with fitted cupboards and shelves to the alcoves either side. Radiator, t.v connection.

Kitchen

12'6" x 10'2" (3.83 x 3.10)

Having a range of quality solid timber base and wall units with granite worktop surfaces to include a 'Belfast' sink under a rear aspect window overlooking the rear gardens.

Glazed wall unit and plate rack, 'Belling' 5 ring electric oven range, ceiling spotlights and radiator.

Rear Porch

With tiled floor and double glazed surround and door.

Inner Lobby

With airing cupboard and also housing a 'Worcester' oil fired central heating boiler.

Bedroom One

12'2" x 11'11" (3.72 x 3.64)

Having a wide front aspect window with radiator under. Wall mounted t.v connection.

Bathroom

8'3" x 6'11" (2.53 x 2.13)

Having a good suite in white comprising a Victorian

style roll top bath with claw feet and electric shower over with shower screen. Wash basin with large mirror front cupboard over. W.C. Radiator and wall mounted electric fan heater.

Bedroom Two

9'11" x 8'6" (3.03 x 2.61)

With two rear aspect windows, radiator, inset shelving.

Outside

A particular feature of the cottage are the spacious and private gardens to the front and rear, bounded to the rear by a small stream. Mostly laid to lawn, the gardens have established boundary hedging and various shrubs, bushes and plants.

A brick paved drive gives off road parking for two cars and leads to a traditional detached garage with adjoining store shed. A paved patio at the rear of the cottage leads to a solid utility storeroom 4.16 x 2.22 with sink unit, kitchen cupboards and space for a washing machine, dryer and freezer. Power and light.

Detached Garage

16'8" x 8'2" (5.10 x 2.50)

With power and light.

Services

Mains Water, Drainage and Electricity.
Oil fired Central Heating System
Log Burning Stove.

Tenure

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

Council Tax

Ynys Mon
Band D

Energy Performance Certificate

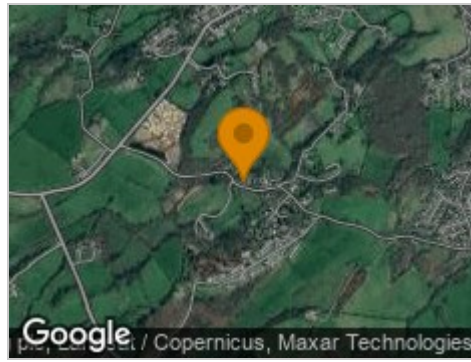
Band E (54/100)



Road Map



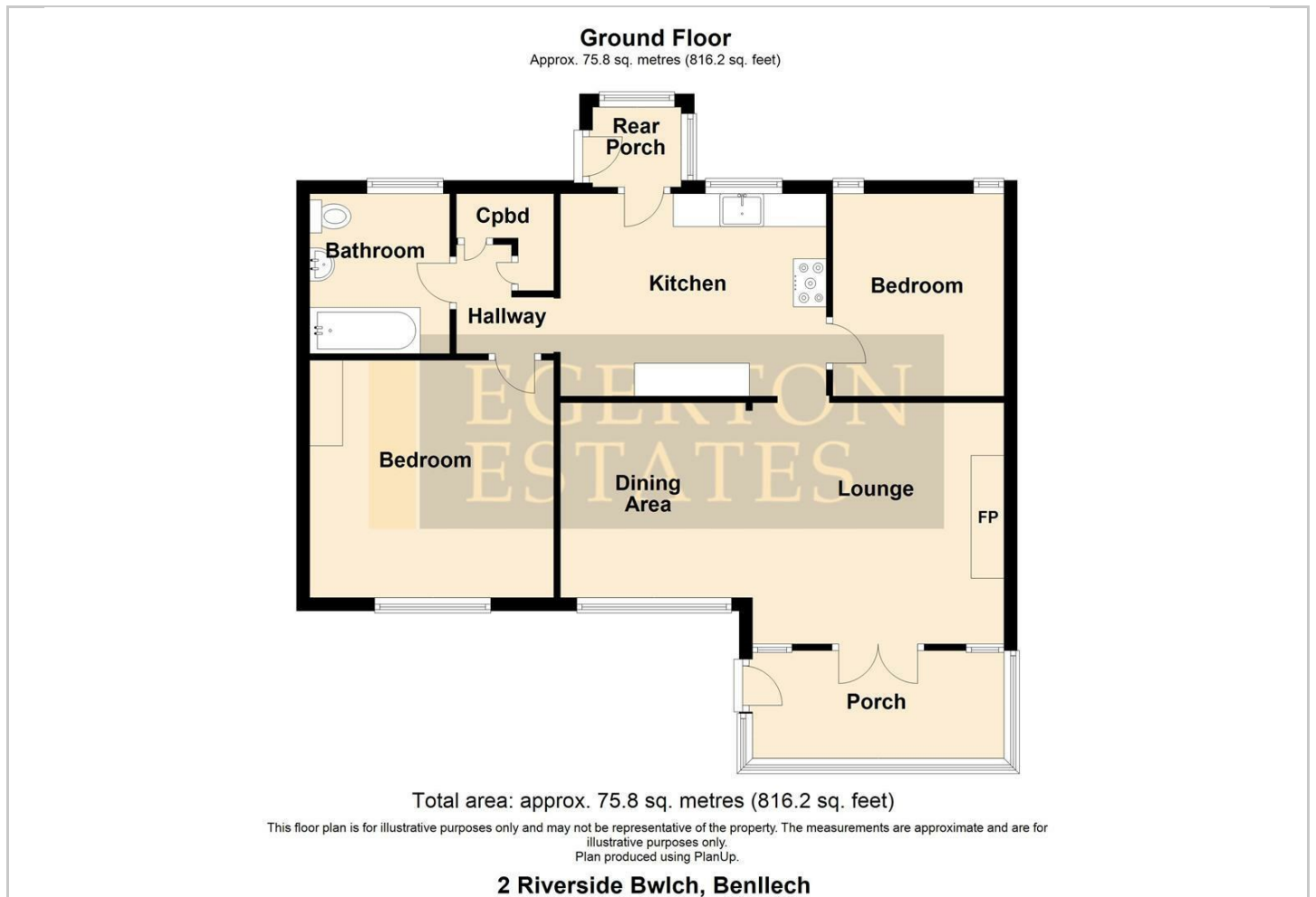
Hybrid Map



Terrain Map



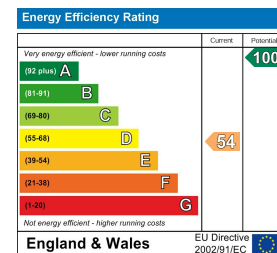
Floor Plan



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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