

# EGERTON ESTATES



## **Graedon Garreglwyd, Tyn-Y-Gongl, LL74 8RB**

**Offers In The Region Of £295,000**

An extended detached bungalow, well situated on this popular residential estate within this seaside village, having the special benefit of a large rear garden and mostly floored attic room. Having the benefit of gas central heating, pvc double glazed windows, doors and pvc fascia boards as well as off road parking and garage.

Graedon is considered an ideal retirement bungalow in this popular residential area.

The accommodation provides an open porch hallway, full length lounge, dining room with kitchen extension, as well as two double bedrooms and a modern bathroom. The fully floored attic has good headroom and gives options to extend or storage if required.

### **Open Porch**

With pvc double glazed front door and side panels, tiled floor, overhead light.

### **Hall**

With radiator, folding ladder access to the attic room.

### **Living Room 20'9" x 11'10" (6.34 x 3.63)**

A naturally light room with a wide front aspect window with radiator under, and wide rear patio door to the rear garden. Feature 'Roma' stone fireplace and hearth with inset propane gas fire. (2021) Coved ceiling with two pendant lights, t.v and telephone point.

### **Dining Room 9'6" x 8'11" (2.90 x 2.73)**

With rear aspect window with radiator under, built in storage cupboards, door through to :

### **Kitchen 8'11" x 6'0" (2.74 x 1.84)**

With base and wall kitchen units in a medium oak style finish with contrasting worktop surfaces and tiled surround. Stainless steel sink unit under a rear aspect window overlooking the rear garden, and space under for the washing machine. Integrated electric hob with concealed extractor over and oven under. Tiled floor, and door to rear garden.

### **Bedroom One 12'10" x 8'11" (3.93 x 2.73)**

With a wide rear aspect window overlooking the garden and with radiator under.

### **Bedroom Two 11'5" x 9'0" (3.49 x 2.76)**

With front aspect window with radiator under.

### **Bathroom 7'6" x 6'6" (2.29 x 2.00)**

Having been recently upgraded with a modern white suite comprising a 'P' shaped bath with thermostatic shower over and shower screen. Wash basin with mirror front cabinet over, w.c., Chrome towel radiator, fully tiled walls and floor.

### **Attic Room 35'1" x 10'2" (10.7 x 3.1)**

Being mostly floored with good central headroom and with pvc double glazed windows to both gables, one giving fine sea views towards the Great Orme. Modern 'Baxi' (2019) gas fired central heating boiler, radiator , power and light. Access is via a folding ladder from the hall.

### **Outside**

A resurfaced tarmac drive gives off road parking for 3-4 cars and leads to an attached garage.

Lawned front garden with flower borders, bushes and shrubs. Access to either side leads to a spacious rear garden with central fence divide, the garden is ' dog proof' laid to lawn with bushes, trees and concreted area. The further part of the garden has a wealth of flowers.

### **Attached Garage 15'8" x 8'3" (4.80 x 2.53)**

With front 'up and over' door and rear personal door. Power, light and wall shelving.

### **Services**

Mains water, drainage and electricity. propane gas (village supply) to central heating system.

### **Tenure**

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

### **Council Tax Band**

Band D

### **Energy Performance Certification**

Band F (35/60)

### **Viewing**

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



## Floor Plan

### Ground Floor

Approx. 81.2 sq. metres (874.2 sq. feet)



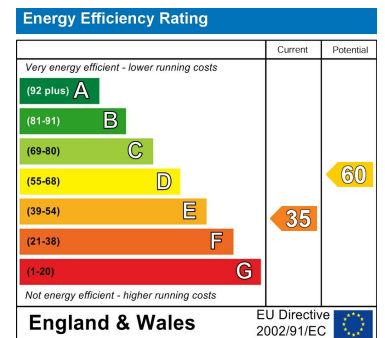
Total area: approx. 81.2 sq. metres (874.2 sq. feet)

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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