

# EGERTON ESTATES



## **24 Lon Twrcelyn, Benllech, LL74 8RN** **Offers In The Region Of £395,000**

A newly refurbished and extended detached three bedroom, two bathroom bungalow, having recently undergone significant modernisation to give contemporary living accommodation in this sought after area of the village. With sea and headland views from the rear. A feature has been made of the open plan contemporary kitchen and dining area and a cosy lounge with log burner and large picture window allowing natural daylight to fill the room. There are three double bedrooms, one en-suite together with a refitted family bathroom. Good sized manageable gardens with secluded raised rear patio with views and off road parking for two cars.

Most worthy of internal inspection and sold with no onward chain.

### Vestibule Porch

With composite pvc double glazed front door and side panel. Quarry tiled floor, coat hanging area. Internal door to:

### Reception Hall

With timber flooring, electric heater, airing cupboard with modern hot water cylinder.

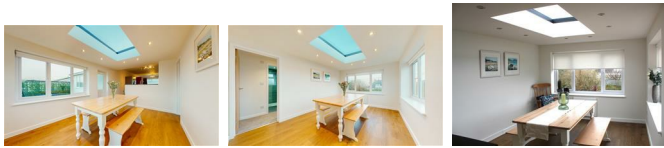
### Living Room

Having a near full length front aspect window with westerly outlook giving good natural daylight and with electric radiator under. Fireplace opening housing a wood burning stove standing on a stone hearth with timber mantle over. Coved ceiling with pendant light, timber flooring, t.v connection. Door to:

### Kitchen Area

Being recently fitted in a modern range of 'Shaker' style units in a grey timber finish with contrasting light worktop surfaces which are extended to give a good sized breakfast bar area. Integrated ceramic hob with modern extractor over and 'Bosch' oven under. Recess for a washing machine and ample room for a fridge/freezer. Sink unit with monobloc tap and continuation of the timber flooring, Ceiling spot lighting. Wide opening to:

### Dining Area 10'2" x 14'4" (3.12 x 4.38)



A modern extension to the rear with dual aspect windows enjoying sea and headland views, as well as a large modern lantern roof window lighting up the dining table.. Timber flooring, electric radiator and ceiling downlighting. Composite double glazed door to the rear raised decked patio.

### Bedroom One 10'1" x 8'7" (3.08 x 2.62)

With rear aspect window giving sea and headland views and with electric radiator under.

### En -Suite Shower Room



With full length walk in shower enclosure with

glazed shower screen and twin head shower control. Wash basin and w.c. Ceiling downlights.

### Bedroom Two 10'11" x 11'10" (3.34 x 3.61)



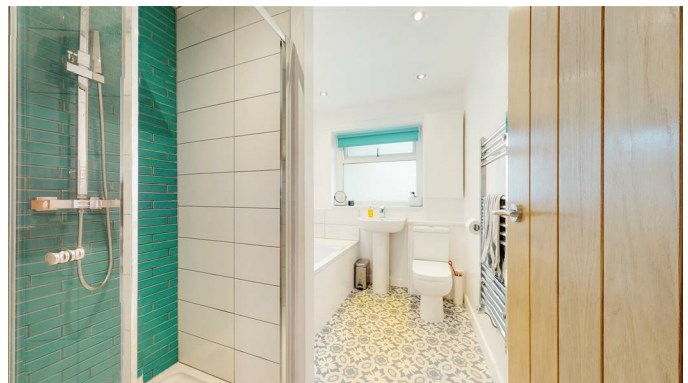
With a wide rear aspect window giving fine sea and headland views, and electric radiator under. Large built in wardrobe with one mirror front door.

### Bedroom Three 10'11" x 8'11" (3.34 x 2.73)



With front aspect window with electric radiator under, built in wardrobe with mirror front door.

### Bathroom 6'5" x 8'10" (1.97 x 2.71)



Having been refitted with a four piece suite in contemporary white comprising a panelled bath, separate shower cubicle with twin head thermostatic shower control. Wash basin and w.c. Ceiling down lights, wall mounted electric towel radiator, wall cabinet.

### Garage Store Room 8'0" x 7'11" (2.45 x 2.42)

With power and light.

### Outside



Access off the estate road leads to a private drive with off road parking for two cars and access to a former garage now utilised as a garden store. Front lawned garden and slate gravelled area. The rear garden is a focal point of the bungalow having a good sized but low maintenance garden area and

enjoying fine sea and headland views from a spacious raised timber deck patio area, being a perfect spot for outdoor dining with external power point and water.

Lawned garden area with borders and dog secure.

### **Services**

Mains Water, Electricity and Drainage.

Modern and programmable Electric Heating.

### **Council Tax Band**

Band D

### **Energy Performance Certificate**

Band E

### **Tenure**

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

### **Agents Notes**

The renovation of this bungalow in the last two years has included not only the rear extension, but also recovering the main tiled roof and pvc fascia boards and water goods. Other works have included replacement double glazed windows and doors, internal joinery, wiring and heating system.

# Floor Plan

## Ground Floor

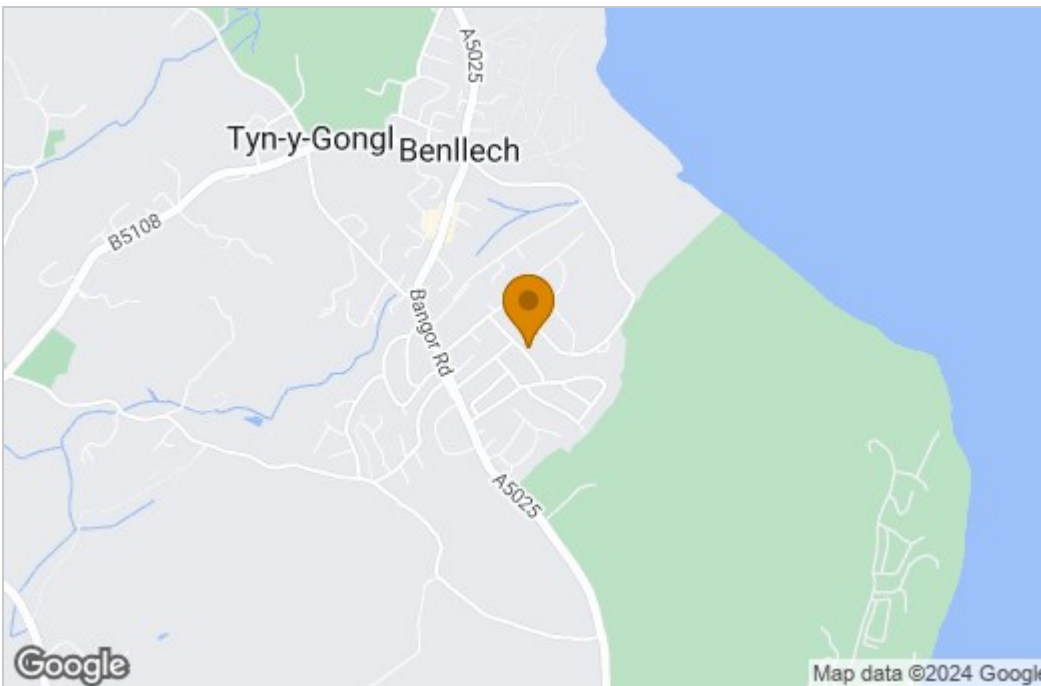
Approx. 97.2 sq. metres (1046.5 sq. feet)



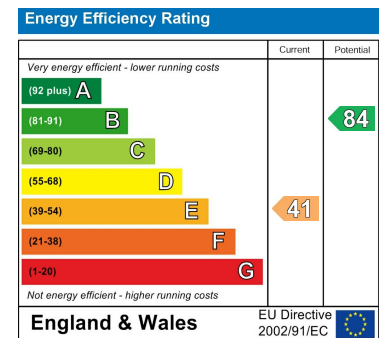
Total area: approx. 97.2 sq. metres (1046.5 sq. feet)

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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