

# EGERTON ESTATES



## **Sunnybank Ffordd Cynlas, Tyn-Y-Gongl, LL74 8SP**

**Offers In The Region Of £395,000**

A detached three bedroom bungalow, situated on one of the village's most sought after roads, being a two minute stroll onto Benllech's sandy beach yet far enough from the hustle and bustle of the sea front. Enjoying fine sea views, the bungalow is in need of some modernisation, but enjoys a spacious corner plot with garage and off road parking as well as a raised patio to enjoy the fine sea views. It has a conservatory addition to the rear, double glazing and electric heating.

### **Porch**

With concrete ramped access path, double glazed entrance door. Double glazed timber inner door to:

### **Hallway 10'9" x 11'4" (3.30 x 3.46)**

With storage heater with cloak cupboard and further airing cupboard with shelving. Hatch with ladder to the roof space.

### **Lounge 17'2" x 11'4" (5.24 x 3.46)**

A naturally light room with three windows. with the large side window giving fine sea views. Original tiled fireplace and hearth, coved ceiling with two pendant lights, storage heater and modern electric radiator. T.V. Telephone connection.

### **Kitchen 11'3" x 10'6" (3.43 x 3.21)**

With an extensive range of base and wall units to three sides in a painted finish to include a 5 ring propane gas hob with concealed extractor over and 'Bosch' eye level oven.

Recess for a fridge/ freezer and extended worktop to give a small breakfast bar. Twin bowl stainless steel sink unit under a rear aspect window. Fully tiled walls, T.V and telephone connection. Double glazed through door to:

### **Conservatory 11'11" x 7'4" (3.63m x 2.24m)**

With a double glazed surround to three sides to include an outside door and having fine sea views. Storage heater and plumbing for a washing machine.

### **Bedroom One 13'3" x 10'7" (4.04 x 3.25)**

With rear aspect window with storage heater under, fitted wardrobes to two sides with dressing table area and overhead storage cupboards.

### **Bedroom Two 10'4" x 9'5" (3.17 x 2.88)**

With front aspect window with electric heater under. Fitted wardrobes.

### **Bedroom Three 10'4" x 7'3" (3.16 x 2.23)**

With side aspect window enjoying those sea views and storage heater under.

### **Bathroom 5'10" x 5'3" (1.78 x 1.62)**

With a white suite comprising a panelled bath with electric shower over and glazed shower screen. Wash basin, electric towel radiator, fully tiled walls.

### **Separate W.C.**

### **Outside**

A concreted drive off the cul de sac road leads to an attached garage. Further spacious concreted hard standing to give additional parking with adjacent gravelled area, with central circular patio area with fine sea views. The spacious corner plot has a grassed area to the front and a large paved patio to the rear which gently slopes up to the rear of the property to include a greenhouse. Adjoining the rear

conservatory is a raised timber deck patio, which gives us those sea views! The elevation of the bungalow gives a good sized basement storage area with power point.

### **Garage 19'4" x 8'11" (5.90 x 2.74)**

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

### **Services**

Mains water, electricity and drainage.  
Electric heating.

### **Tenure**

It is understood to be freehold, and the vendor's conveyancer will confirm title.

### **Energy Performance Certificate**

Band E 48/81

### **Council Tax Band**

Band. E

# Floor Plan

## Ground Floor

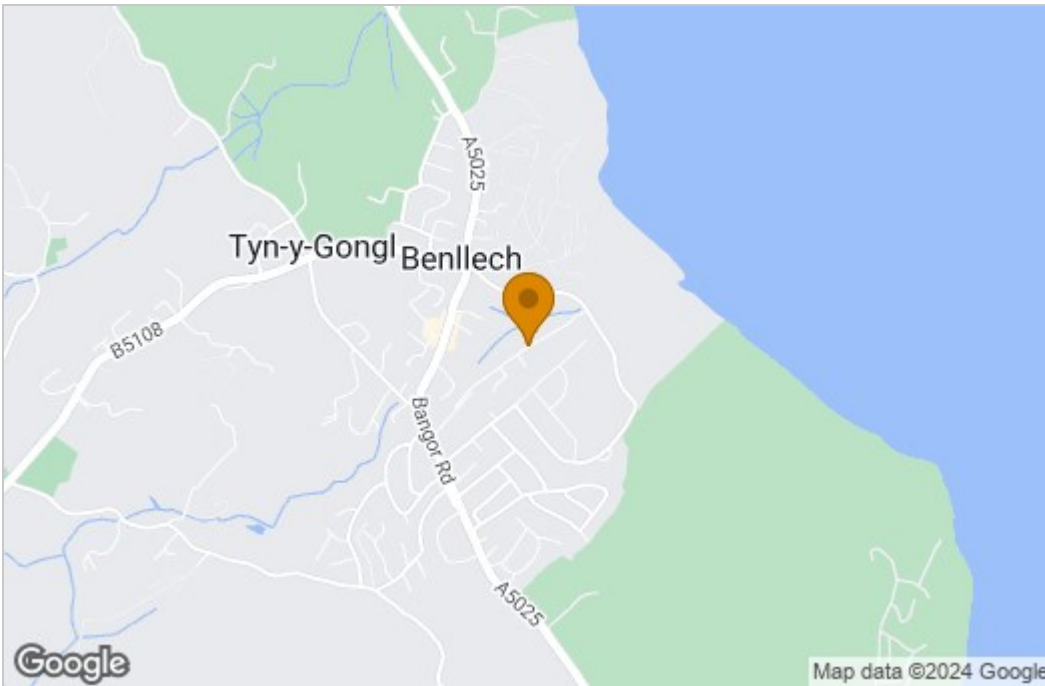
Approx. 96.0 sq. metres (1033.8 sq. feet)



Total area: approx. 96.0 sq. metres (1033.8 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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