

EGERTON ESTATES



Trem Yr Wyddfa 17 Stad Bryn Goleu, Benllech, LL74 8QF **Offers In The Region Of £315,000**

A well presented and modernised four bedroom family home, enjoying a pleasant edge of village location with fine sea and mountain views to the front and rural views to the rear, yet less than a mile to the village centre and Benllech's famous beach.

Benefitting from recent energy efficiency additions bringing the rating up to a Band B. The property has been well maintained by the present owners, having enlarged the living accommodation by moving the kitchen into the garage. The property has good sized grounds, with ample off road parking, and has double glazed windows and doors and an air source heat pump, with the added benefit of solar panels. central heating system.
Ideal family home in this popular coastal location.

Ground Floor

Hallway 9'2" x 6'11" (2.79 x 2.10)

Being a good size, with pvc double glazed front door and two side panels, and two further windows. Laminate floor covering.

Cloakroom

With w.c. Wash hand basin, radiator.

Dining Hall 12'8" x 12'0" (3.87 x 3.66)

With staircase to the first floor, radiator, dado rail, telephone point, double opening glazed doors to:

Lounge 20'9" x 11'11" (6.33 x 3.63)

Having both a front aspect window and a rear full length double glazed patio door to the rear to give, not only fine mountain and garden views but also give excellent natural daylight. Timber fireplace surround with granite stone effect inlay and hearth, two radiators, dado rail, coved ceiling with two pendant lights and t.v connection.

Sitting Room 12'8" x 8'10" (3.87 x 2.69)

With rear aspect window overlooking the rear garden, radiator, dark timber laminate floor covering, coved ceiling, t.v point.

Kitchen 21'8" x 8'0" (6.60 x 2.45)

A spacious room having an extensive range of base and wall units in a light oak effect finish with matching worktop surfaces and tiled surround. Integrated Hotpoint ceramic hob with stainless steel extractor hood over, fitted Belling eye level double oven, 1.5 bowl stainless steel sink unit under a side aspect window and with further rear aspect window overlooking the garden. Worktop with space under for a washing machine and dryer, and Worcester oil fired combi boiler. Ceramic tiled floor, ceiling spot lights, radiator, double glazed outside door.

First Floor

Landing

With access to the roof space.

Bedroom One 12'0" x 10'11" (3.66 x 3.34)

Having a large front aspect window to give panoramic sea and mountain views to include The Great Orme, Puffin Island, Llandudno headland and the Carneddau Mountains. Radiator.

Bedroom Two 12'9" x 7'10" (3.89 x 2.39)

Again with a large front window to give panoramic sea and mountain views, radiator.

Bedroom Three 9'4" x 9'4" (2.85 x 2.84)

With rear aspect window with radiator under.

Bedroom Four 8'11" x 6'10" (2.73 x 2.08)

With rear aspect and radiator, laminate floor.

Bathroom 7'4" x 5'5" (2.24 x 1.65)

With a modern style suite comprising of a large corner bath with thermostatic shower over with shower rail. Wash hand basin, w.c, laminate floor covering, radiator, fully tiled walls.

Outside

A spacious and recently laid brick paved drive giving off road parking for up to 4 cars. This leads to a service store 2.70 x 1.65 with electric roller doors. To the front is a spacious lawned garden, and adjacent to the house is a paved patio which enjoys a southerly aspect. A good area to the side leads to a secluded rear garden, which backs onto farmland, and with a timber decked patio adjacent to the large patio door.

Services

All mains except gas.

Air source heat pump and solar panels.

Tenure

Understood to be freehold, purchasing solicitor should confirm title.

Council Tax Band

Band E

EPC

Band B 87/92

Floor Plan

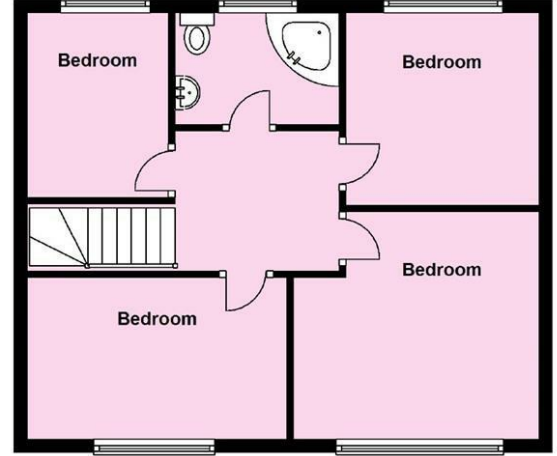
Ground Floor

Approx. 78.3 sq. metres (842.3 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)

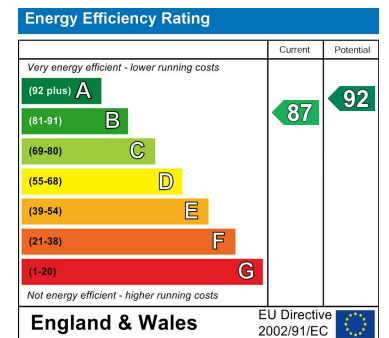


Total area: approx. 126.1 sq. metres (1357.6 sq. feet)

Area Map



Energy Efficiency Graph



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