

# EGERTON ESTATES



## 25 Fern Hill, Benllech, LL74 8UE

**£395,000**

A spacious detached four bedroom family house commanding an elevated central village location to enjoy truly panoramic sea views over Benllech and Red Wharf Bay towards the Great Orme and the Snowdonia mountain ranges. Having undergone significant modernisation within the last 5 years to include a new roof, this property is in very good condition throughout and ready to move in.

The property has four bedrooms, spacious living/dining room with adjoining Conservatory to the rear, quality fitted kitchen, Cloakroom/WC and re-fitted bathroom. In addition there is a large home office ideal for those working from home or could alternatively be a fifth bedroom. Ample off road parking and newly erected Garage; gas central heating and double glazed windows doors and pvc fascia boards.

Most worthy of internal inspection to appreciate the recent works undertaken.

### Open Porch

With modern composite front door.

### Entrance Hall

With staircase to the first floor, radiator.

### Cloakroom



With a recently fitted WC and wash basin with mirror and light over, tiled walls and floor, radiator.

### Lounge 21'4" x 11'5" (6.50 x 3.49)



Having a large front window to give a good amount of natural daylight and patio doors to the rear conservatory. White marble effect fireplace and hearth housing a Wood Burning Stove (chimney lined). Coved ceiling with two pendant lights, two radiators, tv connection.

### Conservatory 11'6" x 9'2" (3.50 x 2.79)



A spacious extension, with pvc double glazed surround to three sides and having a private outlook over the rear garden. Ceramic tiled floor, wall lights and double glazed outside door.

### Kitchen 15'3" x 9'4" (4.64 x 2.84)



Having a good quality range of modern base and wall units in an oak style finish with contrasting worktop surfaces and fully tiled walls. Integrated hob with extractor over and oven under and recess for a washing machine and dishwasher. 1.5 bowl sink unit under a large rear aspect window overlooking the rear garden. Ceramic tiled floor, radiator. Worcester gas central heating boiler (2019), double glazed outside door.

**Study 15'9" x 7'10" (4.80 x 2.38)**



Being a conversion of the former garage with panelled walls, and laminate floor covering. Front and side aspect windows, radiator, telephone connection.

**First Floor**

Landing with hatch to roof space.

**Bedroom One 11'7" x 10'8" (3.52 x 3.26)**



With large front aspect window with radiator under and to give panoramic sea and mountain views over Red Wharf Bay towards the Great Orme. Recently fitted full length fitted wardrobe to one wall, wall mirror.

**Bedroom Two 10'10" x 9'0" (3.30 x 2.75)**



Again with front aspect window with radiator under. Enjoying panoramic sea and mountain views.

**Bedroom Three 11'6" x 8'5" (3.51 x 2.57)**



With rear aspect window with radiator under. Laminate floor covering,.

**Bedroom Four 10'9" x 8'5" (3.28 x 2.57)**

With rear aspect window with radiator under, laminate floor covering, built in linen cupboard.

### Shower Room 6'4" x 5'5" (1.93 x 1.65)



Having been recently refitted to include a full length walk in shower enclosure with glazed shower screen, and twin head thermostatic shower control. Wash basin, WC. Fully panelled walls with large mirror and wall cabinet, Radiator.

### Outside



The property has good sized grounds all around, and all paved for ease of maintenance. Paved parking area to the front for one car together with a further small front patio giving a super area to sit outside and enjoy the sea and mountain views. In addition there is a further recently laid brick drive to give off road parking for several cars and leads to a detached newly erected GARAGE.. Spacious paved rear garden, with lowered area to give a private area adjoining the Conservatory to sit outside to enjoy the evening sun. Outside tap.

### Garage 18'2" x 8'6" (5.54m x 2.59m)



Recently erected (Harrison) with up and over door and power provided.

### Services

Mains Water Electricity and Drainage.  
Propane gas central heating from "village" supply. (Hive control).  
PVC double glazed windows, doors and pvc fascia boards.

### Tenure

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

### Modernisation Works

Since purchasing the property in 2019, the present owners have undertaken considerable modernisation works to include re-roofing and guttering; new garage with brick paving drive; rewiring; replacement of several windows and doors to include Conservatory roof; provision of Woodburning stove and lining chimney; refitting Shower Room; main bedroom wardrobes; fencing and patio

### Council Tax Band

Band D

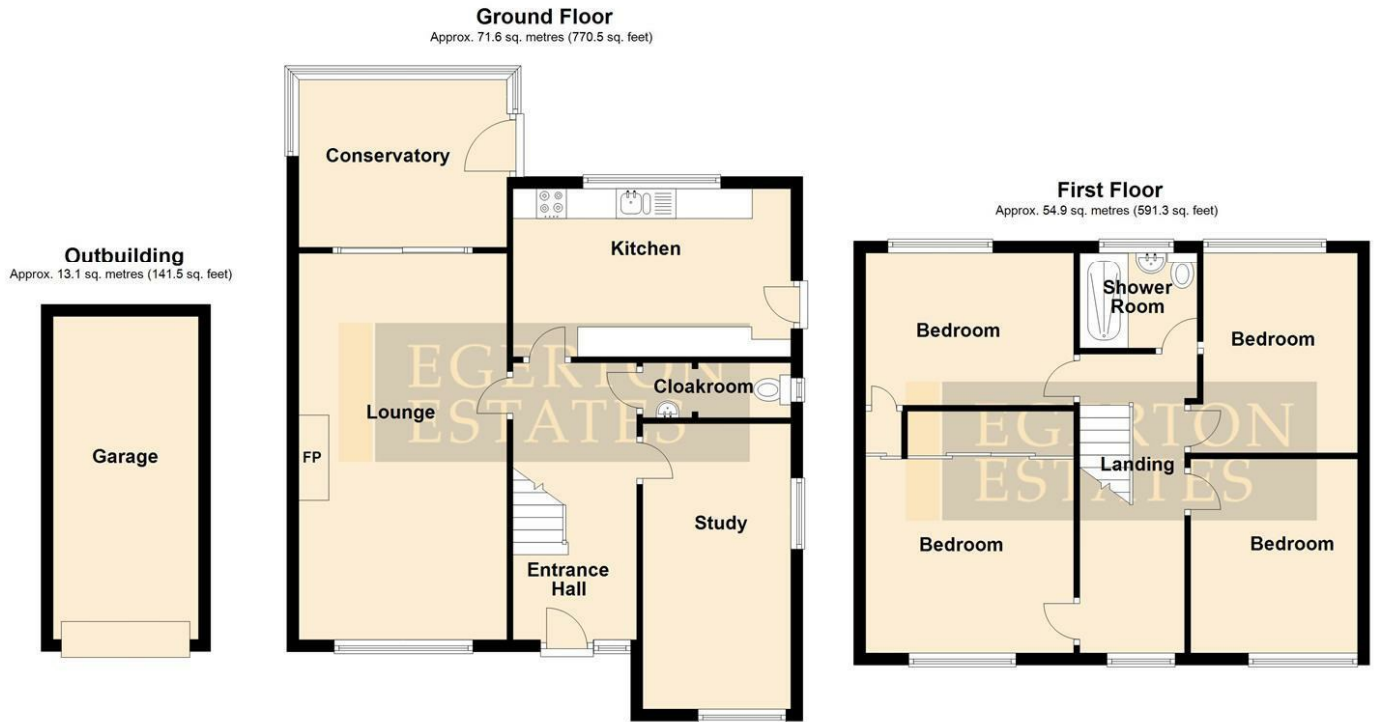
### Energy Performance Certificate

Band E

### Viewing

Strictly by appointment with the agent. Egerton Estates 01248 852177

# Floor Plan



Total area: approx. 139.7 sq. metres (1503.3 sq. feet)

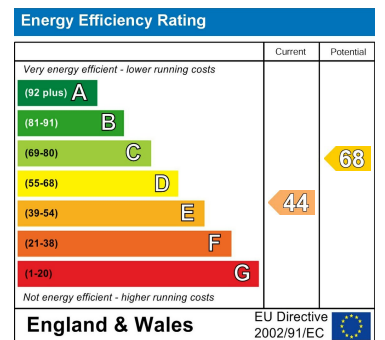
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

25 Fern Hill, Benllech

# Area Map



# Energy Efficiency Graph



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