

# EGERTON ESTATES



Bodelan

Benllech, Tyn Y Gongl, LL74 8SD

Offers Around £440,000



# Bodelan , Benllech, Tyn Y Gongl, LL74 8SD

A spacious detached dormer style house having recently undergone considerable modernisation, with the special feature of having a modern and independent one bedroom Annex. Situated on the edge of the ever popular seaside village of Benllech, the property enjoys a private situation with ample off road parking and garage, giving a total of 3/4 bedrooms, 2 bathrooms and 2/3 reception rooms.

Since 2021, the present owners have undertaken extensive modernisation to include rewiring, two replacement kitchens and one bathroom, majority of doors and windows and recovering areas of flat roof.

The annex is ideally suited for a relative or alternatively can be used as a holiday let in this popular tourist location being about a mile to Benllech's renowned sandy beach and coastline.

Well worthy of internal inspection



## Entrance Porch

## Main House

## Hallway

## Living Room

17'10" x 10'11" (5.46 x 3.35)

## Kitchen/Breakfast Room

17'0" x 11'11" (5.19 x 3.64)

## Side Porch/Utility

7'6" x 5'6" (2.30 x 1.70)

## Dining Room/Bedroom 3

11'10" x 11'10" (3.62 x 3.62)

## Bathroom

8'9" x 6'10" (2.69 x 2.10)

## First Floor Landing

## Bedroom 1

12'0" x 11'9" (3.68 x 3.59)

## Bedroom 2

17'2" x 11'3" (5.25 x 3.43)

## Annex

## Hallway

## Living/Dining Room

18'9" x 11'10" extending to 15'1" (5.73 x 3.61 extending to 4.60)

## Kitchen

9'7" x 9'5" (2.94 x 2.89)

## Shower Room

8'5" x 5'6" (2.57 x 1.68)

## Utility Room

5'2" x 5'2" (1.60 x 1.58)

## Bedroom

12'11" x 11'9" (3.94 x 3.60)

## Outside

## Garage

16'6" x 9'6" (5.05 x 2.91)

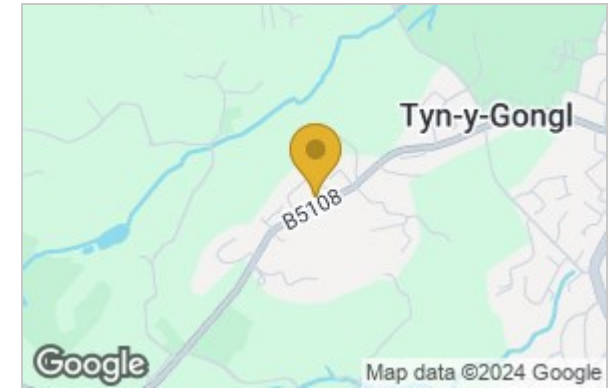
## Services

## Tenure

## Council Tax

## Energy Efficiency

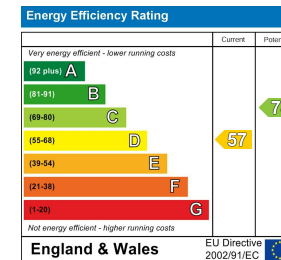
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Property Centre, Padworth House, Benllech, Anglesey, LL74 8TF

Tel: 01248 852177 Email: [enquiries@egerton-estates.co.uk](mailto:enquiries@egerton-estates.co.uk) <https://www.egerton-estates.co.uk>