



9 Y Bont

, Pentraeth, LL75 8DR

Offers In The Region Of £172,500



An ideal first time purchase situated in a semi-rural location and enjoying panoramic sea views over Red Wharf Bay and Llanddona headland. Built in 2014 this inner terrace home provides an ideal location for a single or couple, being in good modernised condition and with 'wet' electric heating, double glazing, two en-suite bedrooms and a light and spacious open plan living/kitchen with cloakroom off. With parking available , the property is convenient for the A5025 road being on the edge of the village of Pentraeth with local amenities, and three miles from the seaside village of Benllech. Sold with no onward chain.



Open Hallway

With composite double glazed front entrance door, 'Kardene' style light timber flooring.

Cloakroom

With w.c. and wash basin.

Living /Kitchen 21'6" x 11'9" (6.57 x 3.60)

Being open plan with front and rear aspect windows.

Kitchen Area

Having a good range of modern base and wall units in a white laminate finish with contrasting dark worktop surfaces and tiled surround. Integrated fittings include a ceramic hob with extractor over and oven under. Integrated dishwasher and recess for a washing machine. Stainless steel sink unit with monobloc tap under a front aspect window.

Living Area

having a rear aspect window and double glazed double opening 'french style' doors to the rear patio, and enjoying a delightful sea view over Red Wharf Bay towards the Llanddona headland. Fixing for wall mounted T.V. and internet connection. Staircase to the first floor with storage under, including the electric underfloor heating controls.

First Floor Landing

With hatch to the roof space.

Bedroom One 12'4" x 9'5" (3.78 x 2.88)

With rear aspect window enjoying panoramic sea and beach views and with radiator under.

En-Suite 5'6" x 4'9" (1.70 x 1.46)

With corner shower enclosure with glazed doors and thermostatic shower control, wash basin, w.c. radiator.

Bedroom Two 9'4" x 8'9" (2.87 x 2.68)

With front aspect window with radiator under.

En-Suite 5'6" x 4'9" (1.68 x 1.46)

With corner shower enclosure with glazed doors and thermostatic shower control. Wash basin and W.C. Radiator.

Outside

Rear garden and patio, paved and gravelled being a perfect spot to sit out to enjoy the outstanding marine vista and adjoining green farmland. pedestrian access for bins etc.

Ample off road residential parking with spaces provided.

Services

Mains water, drainage and electricity.

Electric wet heating system, underfloor to ground floor.

(Wet electric central heating is a home heating system that uses a system of radiators and pipes, which are powered by an electric boiler)

Tenure

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

Council Tax

Band C (Ynys Mon)

Energy Performance Certificate

Band B (83/126)

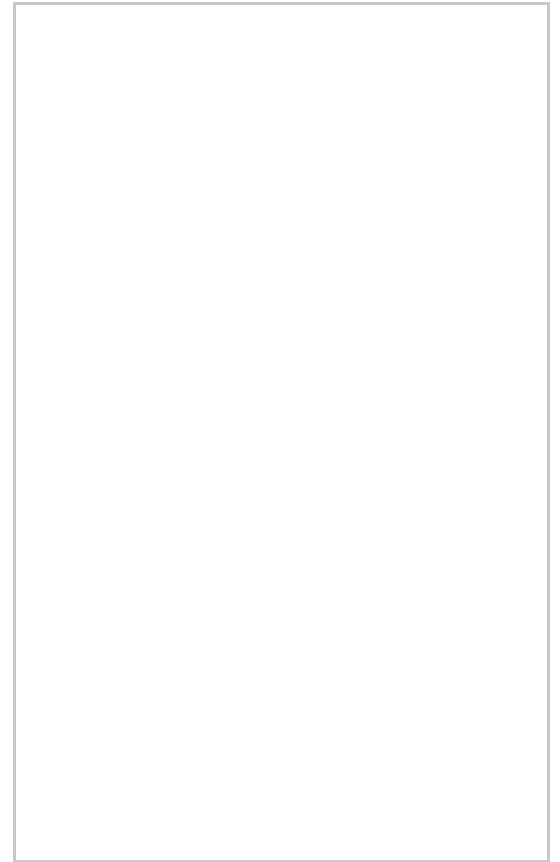
Agents Notes

The property currently trades as a holiday let, and can be available furnished if require by separate negotiations.

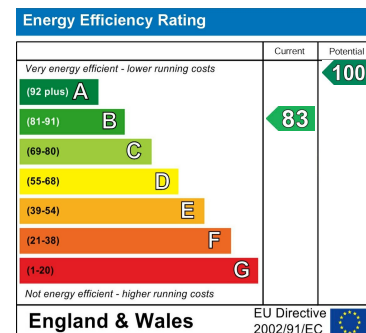
Area Map



Floor Plans



Energy Efficiency Graph



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