

EGERTON ESTATES



Bro Dawel 5 Swn Y Don Benllech, Tyn-Y-Gongl, LL74 8PR

Welcome to this stunning property located in the picturesque village of Benllech, at Swn Y Don. This impressive house boasts not one, but two spacious reception rooms, offering ample space for entertaining guests or simply relaxing with your family.

With a total of five bedrooms and three bathrooms, this property provides plenty of room for a large family or for those who enjoy having guests over. The bedrooms are well-appointed and offer a comfortable retreat at the end of a long day.

Built in 1997 and upgraded in 2020, this house combines modern amenities with classic charm, creating a warm and inviting atmosphere throughout. The property also features parking for up to four vehicles, ensuring that you and your guests will always have a convenient place to park.

Offers In The Region Of £550,000

Bro Dawel 5 Swn Y Don

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Open Porch

Entrance Hall

Living Room

24'2" x 13'1" (7.37 x 3.99)

Dining Room

10'2" x 12'9" (3.10 x 3.90)

Kitchen

10'2" x 19'9" (3.10 x 6.02)

Study/Bedroom 5

9'8" x 12'4" (2.97 x 3.78)

Bathroom

9'8" x 6'11" (2.97 x 2.13)

Utility Room

20'7" x 6'5" (6.29 x 1.97)

Staircase to First Floor

First Floor Landing

Master Bedroom One

14'3" x 13'1" (4.35 x 3.99)

En -Suite

10'2" x 6'6" (3.10 x 1.99)

Dressing Room/Bedroom Six

9'8" x 13'1" (2.95 x 3.99)

Bedroom Two

10'2" x 15'6" (3.10 x 4.74)

Bedroom Three

13'8" x 9'7" (4.18 x 2.94)

Bedroom Four

9'8" x 9'9" (2.97 x 2.98)

Bathroom

10'2" x 10'0" (3.10 x 3.07)

Outside

Garage

20'7" x 16'3" (6.29 x 4.96)

Services

Council Tax Band

Energy Performance Certificate

Tenure

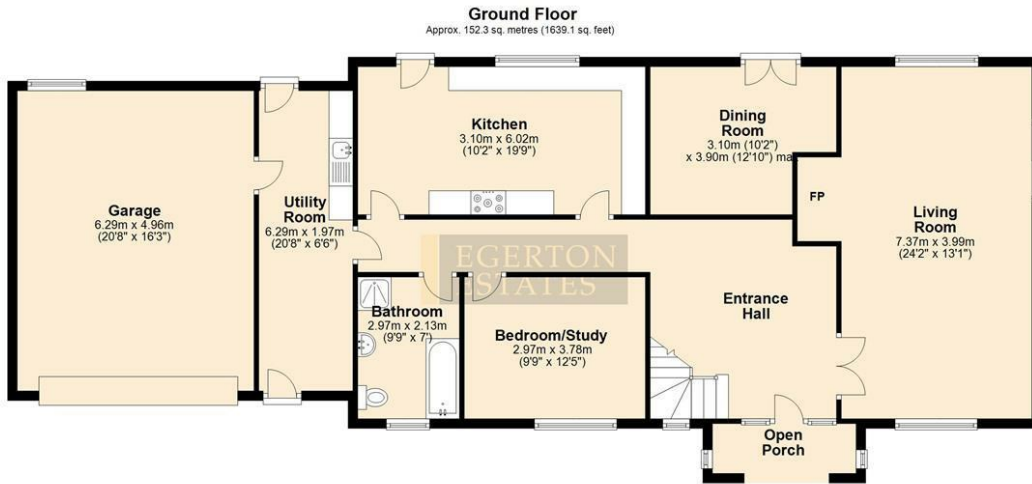
Viewing



Directions



Floor Plan



Total area: approx. 256.4 sq. metres (2759.5 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	