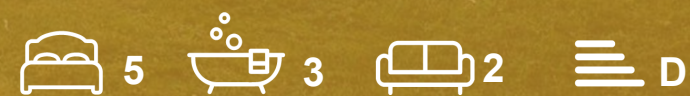


# EGERTON ESTATES



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

Offers In The Region Of £550,000





# 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.

Located in the heart of Benllech, this property offers easy access to local amenities, beautiful beaches, and stunning coastal walks. Whether you're looking for a permanent residence or a holiday home, this house has everything you need to enjoy the relaxed and peaceful lifestyle that Benllech has to offer.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm of Swn Y Don for yourself.



**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**

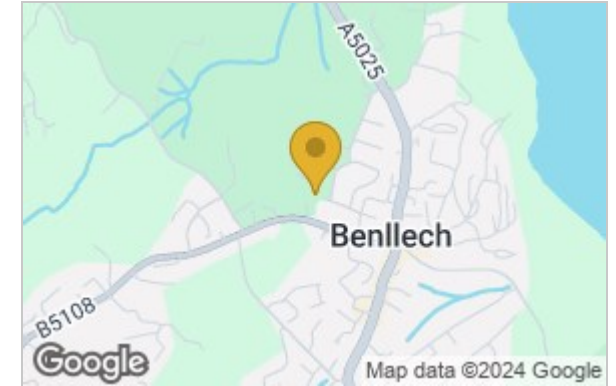
**Council Tax Band**

**Energy Performance Certificate**

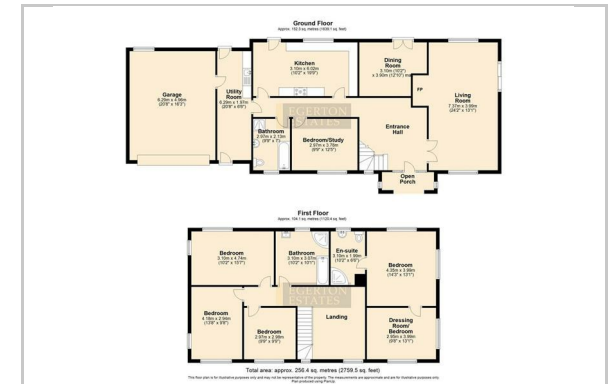
**Tenure**

**Viewing**

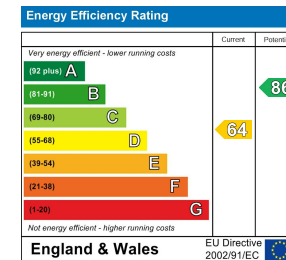
## Area Map



## 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 <https://www.egerton-estates.co.uk>