



## **16 Bay View Road, Tyn-Y-Gongl, LL74 8TT**

**£475,000**

A very spacious and individually built (mid 1980's) detached family house, situated in one of the most popular locations within the sought after seaside village of Benllech, enjoying delightful views of Benllech Bay to the front. Built to a good standard, the house has been designed to accommodate a larger family, having four double bedrooms, one en-suite, a very spacious lounge with a feature Italian marble fireplace, while the very good sized kitchen has an extensive solid timber fitted kitchen with access to a utility room and rear Conservatory. There is ample off road parking, garage, and good sized gardens, together with double glazing and oil central heating. While aspects would benefit from upgrading, such as the kitchen and family bathroom being original, the whole is in functional quality and can be upgraded over time.

For sale with no onward chain.

### **Entrance Porch**

With pvc double glazed surround and entrance door, quarry tiled floor. Glazed inner door to :

### **Entrance Hall**

Being a good size with timber staircase to the first floor, two radiators, plate shelf.

### **Cloakroom**

With w.c and wash basin, radiator, fully tiled walls.

### **Lounge 20'0" x 18'0" (6.10 x 5.51)**

A spacious and light living area with glazing to three sides, with fine sea views from the front window and a wide three panel double glazed unit to the rear incorporating double opening doors onto the rear patio. Outstanding Italian decorated marble fireplace and hearth being a focal point of the room. Coved ceiling with pendant light and matching wall lights, Two radiators, t.v connection, plate shelf, telephone point.

### **Kitchen/Dining Room 16'11" x 13'3" (5.17 x 4.06)**

Having an extensive range of dark solid timber base and wall units with worktop surfaces and tiled surround to include a 1.5 ceramic sink unit with monobloc tap under a rear aspect window. Integrated 'Neff' ceramic hob with extractor over, and 'Creda' eye level double oven as well as an integrated microwave. Integrated 'Neff' fridge and 'Neff' dishwasher. Ample room for a dining table, two radiators, telephone point.

### **Utility Room 8'10" x 6'3" (2.71 x 1.91)**

With worktop with space under for a washing machine and dryer. Ample room for a freezer, wall shelf.

Door to:

### **Rear Porch**

With internal door to the garage, and double glazed door to the rear garden. Tiled floor.

### **Rear Conservatory 11'11" x 8'2" (3.65 x 2.50)**

Also used as a planting area, with paved floor, single glazed surround to include double opening outside doors to the patio area.

### **Study/Bedroom Five 9'1" x 8'10" (2.77 x 2.71)**

With front aspect window with radiator under, coved ceiling and plate shelf, telephone point.

### **First Floor Landing**

#### **Bedroom One 14'3" x 11'5" (4.36 x 3.48)**

Having dual aspect windows with the front window giving fine views of the village shore and sea. Radiator, t.v connection, two large wall mirrors, telephone connection

#### **En Suite 6'9" x 5'10" (2.08 x 1.80)**

Having been recently upgraded and having fully

panelled walls and ceiling and with a full length (1.8m) shower enclosure with thermostatic shower control and glazed shower screen. Vanity unit with cupboards and enclosing the wash basin and WC. Towel radiator, wall mirror/light and ceiling downlighters.

#### **Bedroom 2 11'0" x 7'6" (3.36 x 2.31)**

Having a wide front aspect window to enjoy fine sea views and with radiator under. Fitted wardrobe, reading light, telephone point.

#### **Bedroom 3 9'10" x 8'11" (3.02 x 2.72)**

Again with a wide front aspect window to give fine sea views and radiator under. Fitted wardrobe and further high level storage cupboards, tv connection, reading light.

#### **Bedroom 4 9'10" x 8'10" (3.01 x 2.71)**

Having a rear aspect over the garden with radiator under. Fitted wardrobe, reading light, telephone point.

#### **Bathroom 9'4" x 6'7" (2.87 x 2.01)**

A spacious area with a five piece suite comprising of a steel panelled bath. Shower enclosure with Mira shower control, wash basin with mirror/shaver point over, WC, bidet. Fully tiled walls, radiator.

### **Outside**

Access direct off Bay View Road leads to a spacious tarmac area giving ample open parking for several cars and leading to the attached Garage.

The front has established hedging to the road with borders and access to either side leads to a secluded rear garden area being well screened with established boundary hedging and a spacious paved patio running the length of the rear of the house. Further lawned gardens with rockery and shrubs.

#### **Garage 16'4" x 11'11" (5.00 x 3.65)**

Having an electrically operated up and over door and rear internal door into the house. Worcester oil fired central heating boiler, power, light and water tap.

### **Services**

Mains water, drainage and electricity.  
Oil fired central heating system.

### **Tenure**

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

### **Energy Efficiency**

Band D

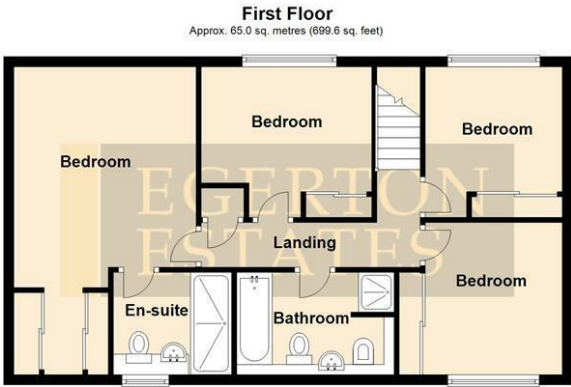
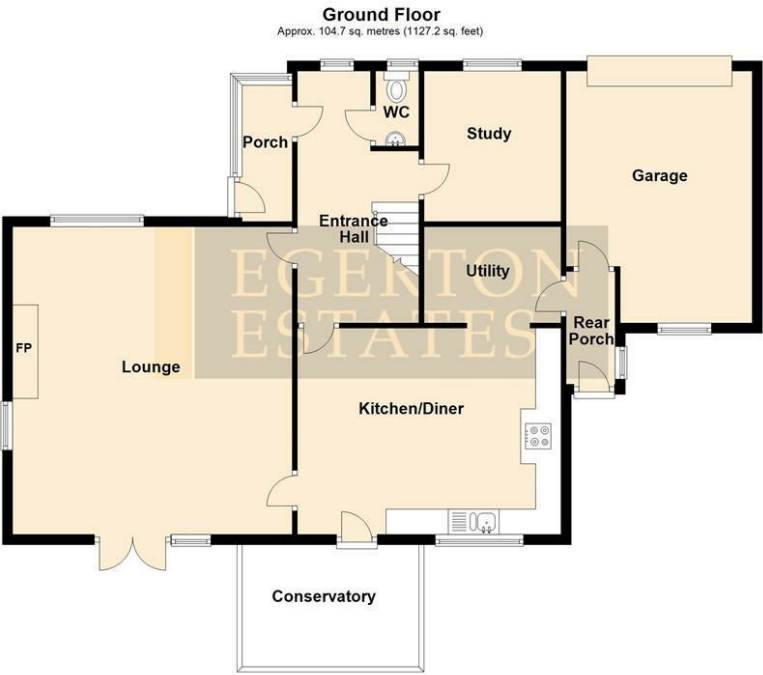
### **Council Tax**

Band F Ynys Mon

### **Viewing**

By appointment with the agent Egerton Estates  
Benllech 01248 852177  
Speak to Dafydd or Non

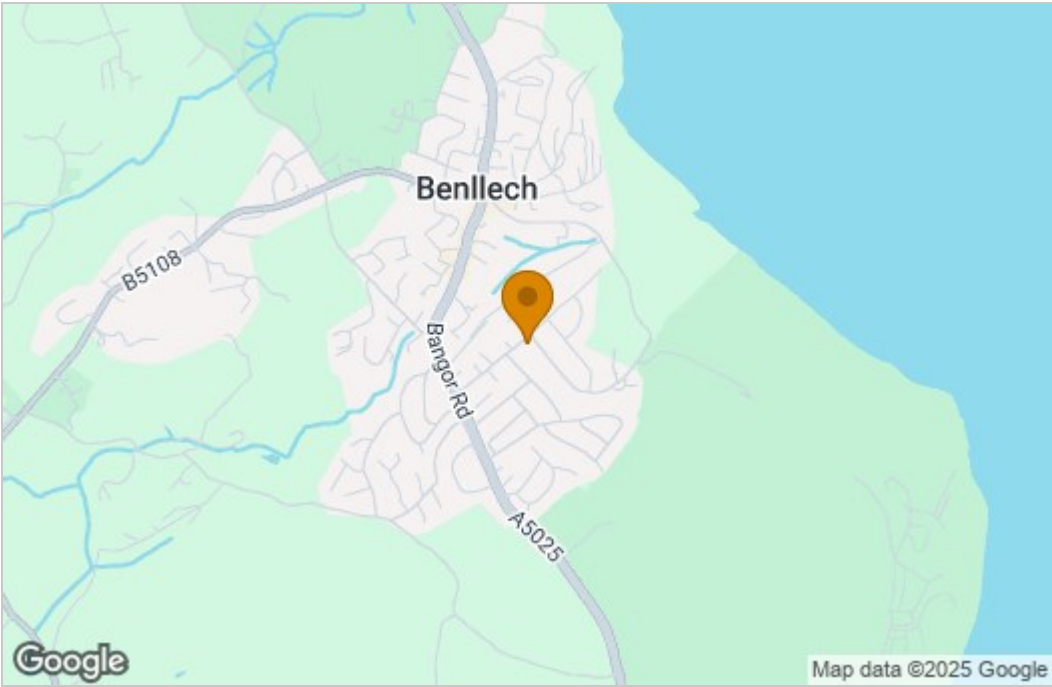
Floor Plan



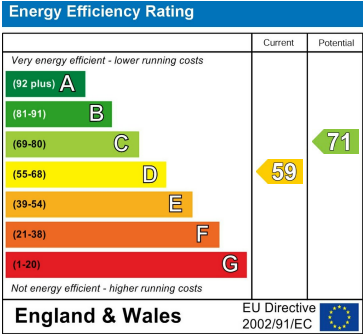
Total area: approx. 169.7 sq. metres (1826.8 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

16 Bay View Road, BENLLECH

Area Map



Energy Efficiency Graph



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