

EGERTON ESTATES



28 Lon Twrcelyn, Tyn-Y-Gongl, LL74 8RN **Offers In The Region Of £390,000**

Welcome to this charming detached bungalow located in the picturesque village of Lon Twrcelyn, Benllech, Tyn-Y-Gongl, with stunning Sea Views from the rear of the bungalow. This delightful property boasts two cosy reception rooms, perfect for relaxing with family and friends. With two bedrooms, there is ample space for a small family or guests to stay comfortably.

The property features a well-maintained bathroom, ensuring your daily routines are met with ease and convenience. Additionally, the detached nature of this bungalow offers a sense of privacy and tranquillity, making it a peaceful retreat to call home.

Conveniently, there is parking available for one vehicle, providing ease and accessibility for residents and visitors alike. Whether you're looking for a permanent residence or a holiday home, this bungalow offers a wonderful opportunity to enjoy the beauty of the surrounding area.

Don't miss out on the chance to own this lovely property in Lon Twrcelyn. Book a viewing today and envision the potential this bungalow holds for you and your loved ones.

Vestibule Porch

With pvc double glazed entrance door and side panel, tiled floor. Glazed inner door to:

Hallway

With cloak cupboard, radiator, telephone point.

Living/Dining Room 25'3" x 12'4" (7.72 x 3.78)

A very spacious and light room having been extended into the former kitchen which now provides a pleasant dining area, adjacent to double glazed patio doors which overlook the rear garden with beautiful sea views and give access to a covered patio area. Wide front aspect window adds to the sense of brightness with radiator under and three further radiators provided. light marble fireplace surround and hearth with fitted coal effect gas fire. T.V connection, telephone point.

Kitchen/Breakfast Room 19'3" x 8'2" (5.87 x 2.50)

An extended space to give a good sized kitchen area with ample room for a breakfast table, and having an extensive range of base and wall units in a gloss white finish with contrasting worktop surfaces and tiled surround. Ceramic sink unit with monobloc tap under a rear aspect window giving fine views of the sea and garden sea. Integrated 'AEG' ceramic hob with extractor over, and eye level 'AEG' double oven. Double glazed outside door to the rear garden, spacious store cupboard housing a 'Worcester' oil fired central heating boiler. Breakfast Table area with adjacent radiator, ceramic tiled floor. Internal door to:

Utility/ Boot Room 11'6" x 11'5" (3.53 x 3.48)

A spacious room with scope to adapt, and presently used as a utility area with a fitted worktop to include a stainless steel sink unit, and plenty of space for a washing machine and dryer. Double glazed door to the front with two large side panels letting in good natural daylight. Partitioned W.C

Bedroom One 11'10" x 10'10" (3.62 x 3.32)

Again a light room with a wide double glazed patio door giving fine sea views and access to the rear garden. Fitted wardrobes to one wall with central bed recess and overhead storage cupboards. Radiator, 'Mitsubishi' air conditioning unit.

Bedroom Two 10'10" x 9'0" x (3.32 x 2.76 x)

With front aspect window with radiator under. Fitted wardrobe and bed recess with overhead storage cupboards. Tall wall mirror.

Bathroom 8'9" x 6'5" (2.69 x 1.96)

Having a modern white suite comprising a 'P' shaped panelled bath with 'Mira' electric shower over and curved shower screen. Wash basin, w.c, wall mirror, radiator. Good sized airing cupboard.

Outside

A feature of this bungalow are the spacious and very well tended gardens to the front and rear. A concreted drive gives off road parking for one car, with further lawned garden to the front with shrubs. Access to either side leads to a very spacious rear garden, with sheltered private patio area to the immediate rear of the bungalow, leading down to a good sized and level lawn area. there are delightful sea views from the rear of the property. In addition, there is a good sized garden shed/workshop with power and light and adjoining secure store.

Services

Mains water, drainage and electricity.
Oil fired central heating and double glazing provided.

Tenure

The property is understood to be Freehold and this will be confirmed by the vendor's conveyancer.

Energy Performance Certificate.

Band E

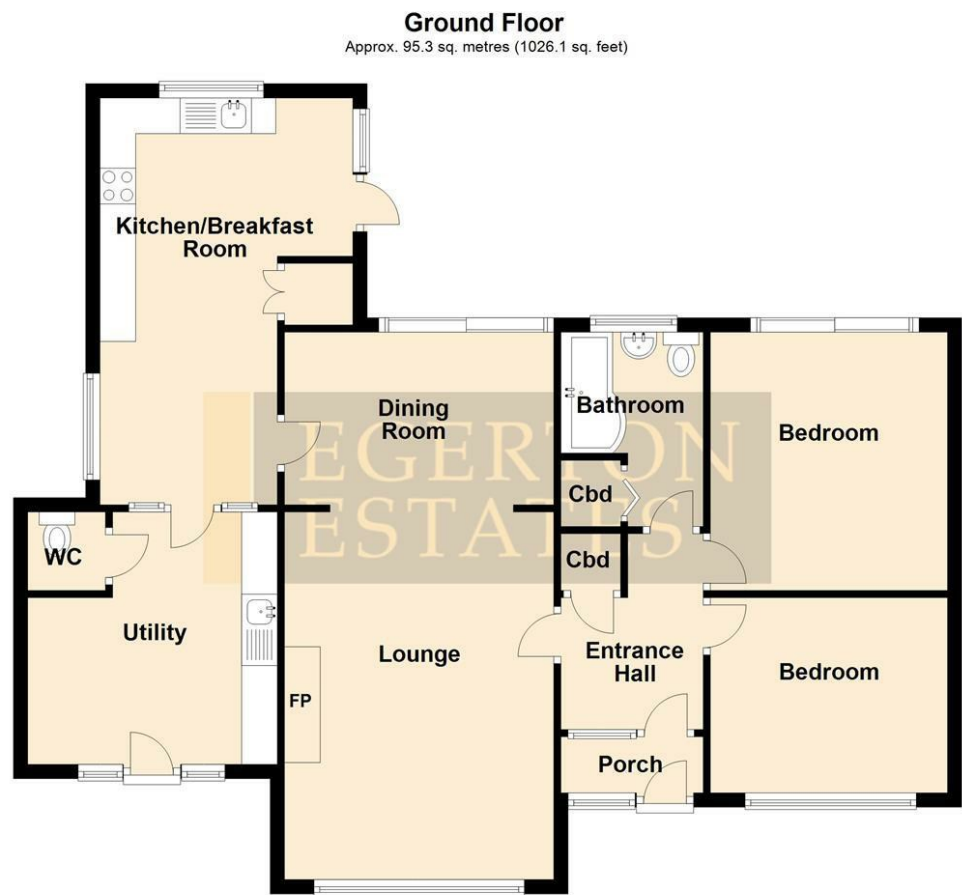
Council Tax Band

Band D Ynys Mon

Viewing

By appointment with the agent. Egerton Estates
Benllech 01248 852177

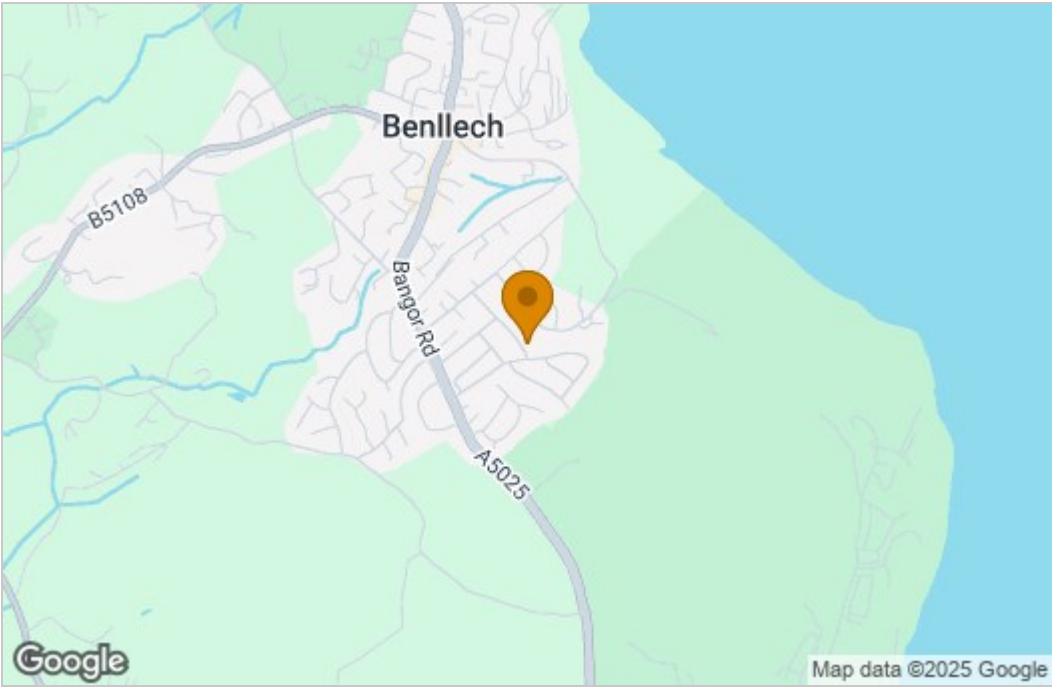
Floor Plan



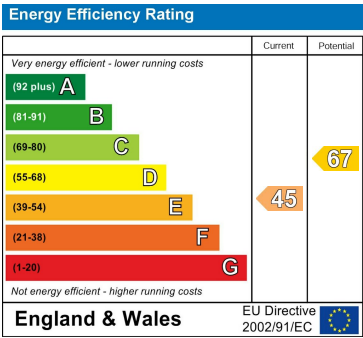
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

28 Lon Twr Celyn, Benllech

Area Map



Energy Efficiency Graph



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