

# EGERTON ESTATES



## **Glenoria 39 Rhianfa, Tyn-Y-Gongl, LL74 8RA**

**Offers In The Region Of £315,000**

A nicely presented detached dormer style bungalow, situated at the end of a small, quiet cul-de-sac on the edge of the seaside village of Benllech, having a good sized garden plot, and with distant sea and headland views to the rear. Providing three bedroom family accommodation, the property has gas central heating, double glazing and modern kitchen and bathroom fittings although some respects are in need of some modernisation. It has good level gardens to the front and rear, together with off road parking and an attached garage.

Worthy of inspection and sold with no onward chain.

### **Entrance Hall**

With oak block flooring, staircase to the first floor, radiator, cloak cupboard.

### **Living/Dining Room 20'10" x 11'10" (6.37 x 3.63)**

A naturally light living area with three window openings, with the rear giving distant sea views. Timber surround fireplace with polished stone inlay and hearth and fitted coal effect gas fire. Coved ceiling with two pendant lights, t.v. connection, two radiators, telephone point.

### **Kitchen 9'4" x 8'9" (2.86 x 2.69)**

Having a modern range of base and wall units in a light oak finish with contrasting worktop surfaces and tiled surround, and to match the light oak block flooring. Stainless steel sink unit under a rear aspect window overlooking the rear garden. Space for an electric cooker and recess for a fridge/freezer. Towel radiator, glazed door to:

### **Dining Room 13'0" x 9'1" (3.98 x 2.77)**

A former bedroom, with a double glazed patio door to the rear garden. Coved ceiling with fanlight, dado rail, radiator.

### **Utility Porch**

With fitted worktop with space under for the washing machine. Wall mounted 'Worcester' propane gas fired central heating boiler, double glazed door to the rear garden.

### **Bedroom One 11'5" x 9'1" (3.49 x 2.77)**

With dual aspect windows, coved ceiling, radiator.

### **Bathroom 6'6" x 5'5" (1.99 x 1.67)**

With a white suite comprising a timber panelled bath with electric shower over and folding shower screen, wash basin, w.c. Light oak wood block flooring, radiator.

### **First Floor Landing**

With eaves storage cupboards, velux window giving fine sea and headland views.

### **Bedroom Two 13'1" x 9'10" (4.00 x 3.01)**

With gable window, eaves storage, radiator.

### **Bedroom Three 10'9" x 10'1" (3.30 x 3.09)**

With eaves storage, wardrobe, radiator, gable window giving headland views.

### **Outside**

Concreted drive off the cul de sac road gives off road parking for two cars and leads to the attached garage. Good sized front lawn garden enjoying a sunny south westerly aspect. Very good sized rear garden, mostly laid to lawn with wide concreted area to the immediate rear of the garden. Two timber garden sheds on concrete base.

### **Garage 15'11" x 8'3" (4.87 x 2.52)**

With up and over front door and rear personal door, power and light.

### **Services**

Mains water, drainage and electricity.  
Propane gas central heating (from village supply)

### **Tenure**

Understood to be freehold, and which will be confirmed by the vendor's conveyancer.

### **Council Tax**

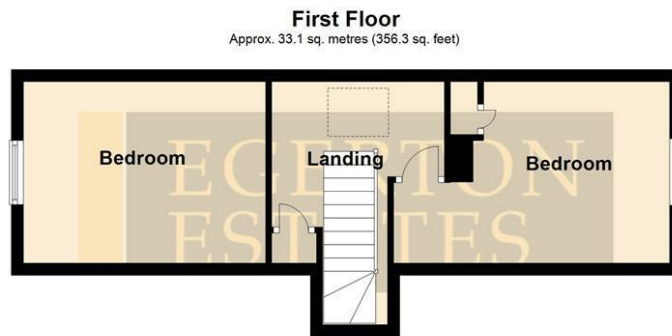
Band D

### **Energy Performance Certificate**

Band F



# Floor Plan

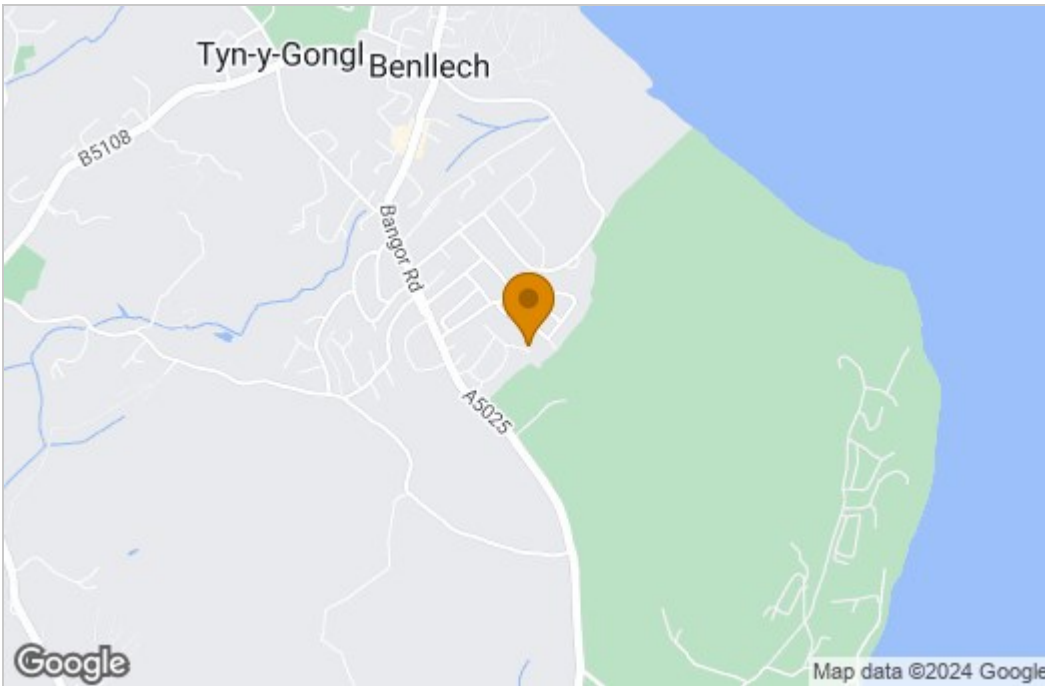


Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

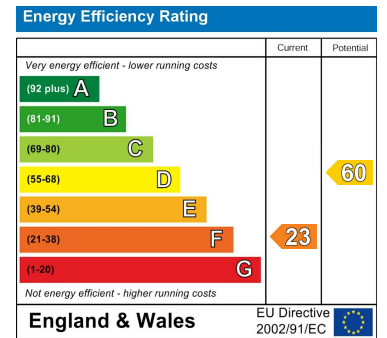
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

**39 Rhianfa, Benllech**

# Area Map



# Energy Efficiency Graph



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