

EGERTON ESTATES



72 Lon Gogarth, Tyn-Y-Gongl, LL74 8TA

Offers In The Region Of £282,000

A delightful detached two bedroom bungalow, nicely upgraded and enjoying a secluded and well proportioned plot in a sought after area of the village. Convenient for village amenities and close to Benllech's renowned sandy beach. Extended by way of a dining conservatory off the kitchen to the rear, other improvements include a recovered roof, while it benefits from the usual benefits of oil central heating, double glazing and pvc fascia boards. There is ample off road parking to include a garage.

Sold with no onward chain.

Vestibule Porch

With pvc double glazed entrance door and side panel. Coat hanging area, timber inner door to:

Hallway

With cloak cupboard, radiator, telephone point.

Living Room 17'0" x 12'5" (5.19 x 3.80)

Having a wide front aspect window allowing a good amount of natural daylight. Light timber surround fireplace with polished stone inlay and hearth and with a fitted electric fire. Coved ceiling with two pendant lights, radiator, t.v connection.

Kitchen 12'5" x 7'10" (3.80 x 2.40)

Having an excellent range of solid timber base and wall units in a medium oak style finish with 'Belfast' sink and timber draining board. Recess for an electric cooker and ample space for a fridge/freezer, wall shelving. Through to:

Dining Conservatory 9'5" x 9'5" (2.88 x 2.88)

With a double glazed surround giving delightful views of the headland, together with a double glazed door to the rear garden. Timber laminated floor, radiator. Two spacious store cupboards, both with shelving and power points/ Internal door to the garage/utility.

Bedroom One 12'0" x 10'11" (3.67 x 3.33)

With wide rear aspect window overlooking the rear garden with glimpses of the sea. Radiator, fan light. Partitioned ensuite w.c with wash basin and panelled walls.

Bedroom Two 10'11" x 8'11" (3.33 x 2.72)

With wide front aspect window, radiator.

Shower Room 8'9" x 6'4" (2.67 x 1.94)

With a shower enclosure with glazed door and electric shower control. Wash basin in a vanity cupboard, w.c, spacious shelved linen cupboard, radiator, shaver point. Hatch to roofspace.

Outside

Concreted drive off the road gives off road parking for two cars and leads to an attached garage. Pleasant front garden lawn with established shrubs to the borders. Concreted area to give a sunny spot to sit out in the evening.

Garage/Utility 19'0" x 8'7" (5.80 x 2.62)

Having an electric roller door to the front and inner door to the bungalow. Utility area with worktop, plumbing for a washing machine, and 'Grant' oil fired central heating boiler. Wall shelving.

Services

Mains water, drainage and electricity.
Oil fired central heating. Double glazed windows and doors.

Tenure

Understood to be Freehold and this will be confirmed by the vendor's conveyancer.

Council Tax Band

Band D Ynys Mon

Energy Performance Certificate

Band. E

Floor Plan

Ground Floor

Approx. 91.9 sq. metres (989.0 sq. feet)

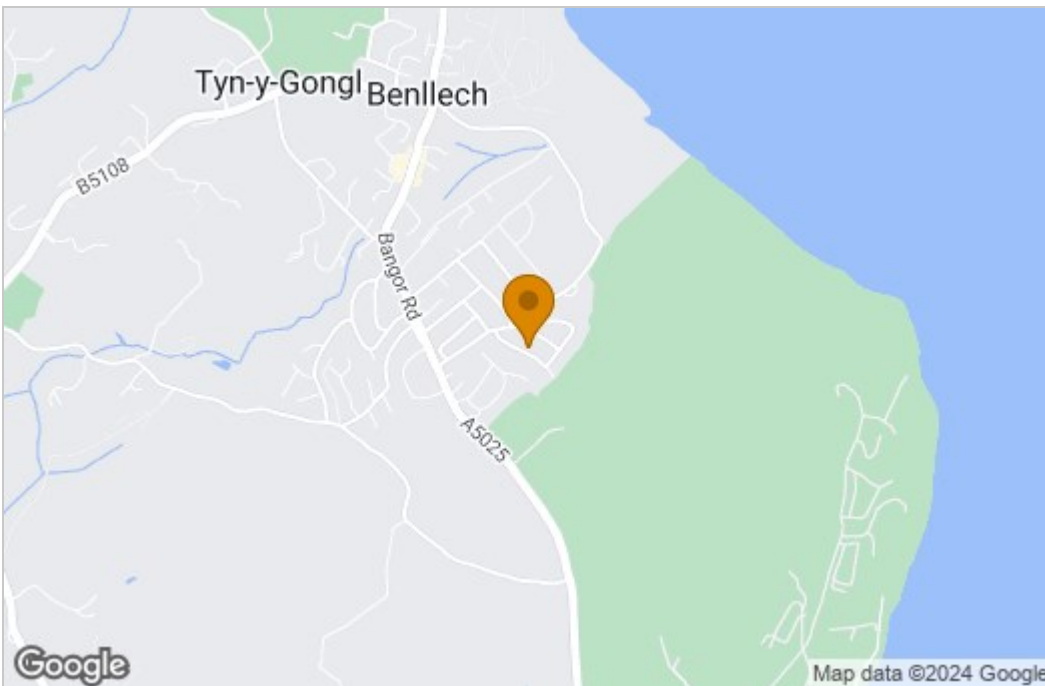


Total area: approx. 91.9 sq. metres (989.0 sq. feet)

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.

72 Lon Gogarth, Benllech

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 77 |
| (69-80) C | | | |
| (55-68) D | | 47 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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