

EGERTON ESTATES



Hai Lee 86 Breeze Hill, Benllech, LL74 8UA

Offers In The Region Of £275,000

No chain worries. A nicely upgraded and extended detached bungalow, conveniently located near the bottom of this popular estate, being a convenient walk to village amenities and of course Benllech's renowned sandy beach.

A particular feature of the property is the spacious plot, having a very good sized garden to both front and rear.

Within the last 8 years the present owners have modernised many aspects to include replacement kitchen and bathroom fittings, while the central heating has been renewed and wiring upgraded. The accommodation provides a living room, kitchen with access to a rear conservatory, two double bedrooms and bathroom. There is ample off road parking and attached garage.

Well worthy of inspection.

Vestibule Porch

With double glazed entrance door and side panel. Inner door to:

Hallway

With hatch to the mostly floored attic area with folding ladder, radiator, telephone connection.

Living Room 13'4" x 12'9" (4.07 x 3.89)

Having dual aspect windows with a very large front picture window giving excellent natural daylight, and side aspect window looking towards the sea. Feature timber surround fireplace with marble inlay and hearth housing a fitted electric fire. Coved ceiling, t.v connection, radiator.

Kitchen 10'9" x 7'8" (3.30 x 2.34)

Having a modern range of base and wall units in a white gloss laminated finish with contrasting granite effect worktops and tiled surround and complemented by a light grey laminated floor covering. Stainless steel sink unit under a rear aspect window. Recess for an electric cooker with contemporary extractor unit over, and further recess for a washing machine and fridge. Radiator.

Rear Lobby

With wall mounted 'Worcester' gas fired central heating boiler, and further area with worktop and space for a freezer.

Rear Conservatory 13'7" x 11'5" (4.15 x 3.50)

With timber double glazed surround and pvc panelled ceiling, two radiators, stone paved floor, wall cupboards. This room enjoys a delightful aspect over the rear garden.

Bedroom One 12'11" x 9'4" (3.94 x 2.85)

With front aspect window with radiator under. Fitted double wardrobe.

Bedroom Two 12'11" x 9'6" (3.94 x 2.91)

With rear aspect window with radiator under. Fitted double wardrobe.

Bathroom 7'7" x 4'9" (2.33 x 1.47)

Upgraded with a white suite comprising a panelled bath with thermostatic twin head shower over and glazed shower screen. Wash basin in a matching vanity cupboard, w.c, towel radiator, mirror front bathroom cabinet.

Outside

Good sized front garden with private drive giving off road parking for three cars and leading to an attached garage. The front is mostly lawn with established shrubs and flower beds.

To the rear is a further very generous garden mostly lawn, enjoying a good amount of privacy with established boundary hedging and to include two greenhouses and garden shed. Outside tap.

Garage 15'1" x 8'0" (4.60 x 2.45)

With up and over door and rear personal door. Power and light.

Services

Mains water, drainage and electricity. Propane gas central heating from the 'village' supply.

Tenure

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

Energy Performance Certificate

Band F

Council Tax Band

Band C

Viewing

By appointment with the agent. Egerton Estates Benllech 01248 852177

Floor Plan

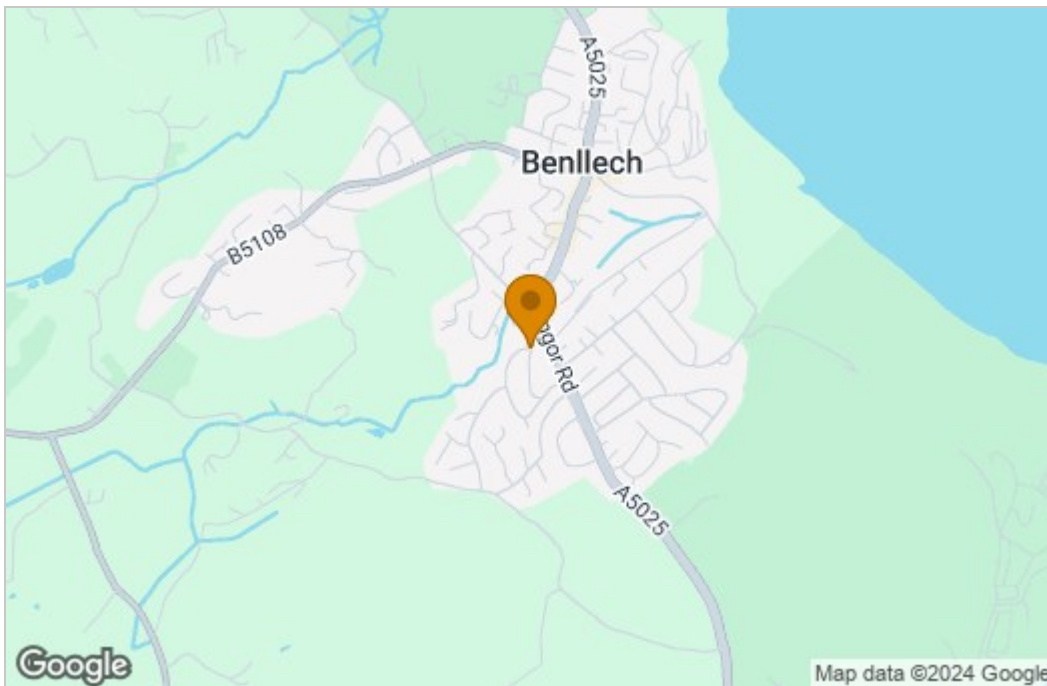


Total area: approx. 125.6 sq. metres (1351.5 sq. feet)

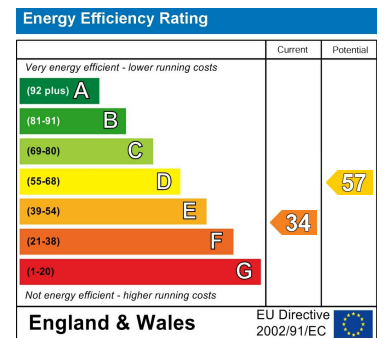
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

86 Breeze Hill, Benllech

Area Map



Energy Efficiency Graph



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