

EGERTON ESTATES



63 Breeze Hill

Benllech, Tyn-Y-Gongl, LL74 8UB

£395,000



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A very nicely upgraded detached four bedroom family house, situated within a very spacious garden plot, with the special benefit of a large, level and private rear garden backing onto woodland. The property is located on this popular estate within walking distance of village amenities and Benllech's renowned sandy beach, and indeed enjoys fine sea views from the main bedroom. The design of the property enables bungalow style accommodation with two ground floor bedrooms as well as a bathroom and Conservatory extension, with a further two bedrooms to the first floor. In addition the property has ample off road parking, garage, oil central heating and double glazing as well as a recently recovered main roof.

Most worthy of inspection to appreciate both the size of the gardens and the spacious internal accommodation.



Conservatory Porch

Hallway

Living Room

18'9" x 12'5" (5.72 x 3.80)

Kitchen/Breakfast Room

17'9" x 11'1" (5.42 x 3.40)

Utility Room

12'2" x 6'3" max (3.72 x 1.91 max)

Sitting Room/ Bedroom 4

13'4" x 11'11" (4.08 x 3.65)

Conservatory

10'8" x 8'1" (3.26 x 2.47)

Bedroom 3

13'5" x 11'8" (4.09 x 3.56)

Shower Room

6'5" x 5'10" (1.98 x 1.80)

First Floor Landing

Bedroom 1

18'9" x 11'1" (5.73 x 3.39)

Bedroom 2

13'3" x 10'9" (4.06m x 3.29m)

Outside

Garage

22'3" x 7'6" (6.8 x 2.3)

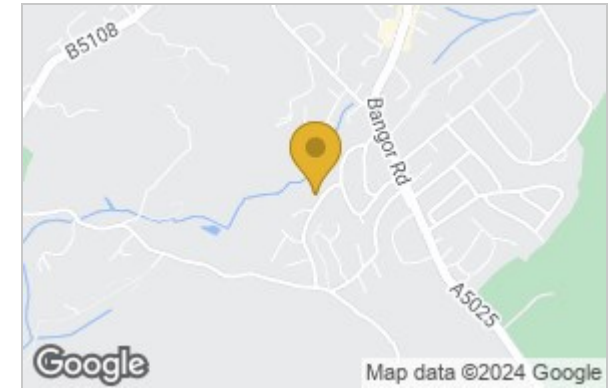
Services

Council Tax

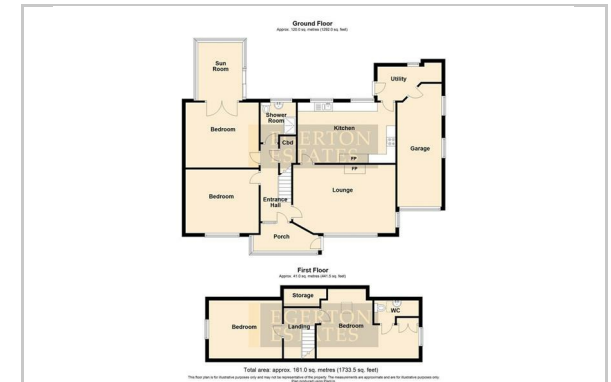
Energy Efficiency

Tenure

Area Map



Floor Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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