

# EGERTON ESTATES



## **Lon Pant Y Cudyn, Benllech, LL74 8UF**

**Or Nearest Offer £395,000**

A delightful detached three bedroom house situated on the edge of the village centre, with access off a small and short country lane, and enjoying truly panoramic views over Benllech Bay, towards the Llanddona headland, Puffin Island, Great Orme and the Snowdonia mountains. Upgraded over recent years to a good standard, the property has modern kitchen and bathroom facilities as well as oil central heating and double glazing. There are good sized grounds to the front to sit outside and enjoy the outstanding views as well as ample off road parking. A particular feature of Bryn Uchaf is a very large double garage with adjoining utility room which gives excellent storage and good scope for conversion into an annex subject to consent.

Presently used as a holiday let (Sykes Cottages) and available as a going concern with contents if required.

### **Porch**

With pvc double glazed entrance door, slate tiled floor.

### **Living/Dining Room 21'3" x 12'11" (6.50 x 3.94)**

Having two front aspect windows enjoying far reaching sea and headland views to include Puffin Island and the Great Orme. Feature cast iron surround open fireplace and hearth, slate tiled floor, two radiators supplemented by underfloor heating. t.v and telephone aerial connections, two pendant lights.

### **Kitchen 10'1" x 9'1" (3.09 x 2.78)**

Having a recently fitted range of base and wall units in an 'off white' finish with contrasting worktop surfaces and tiled surround. Integrated fittings include a stainless steel gas hob with tiled splashback and extractor over, and oven under. Integrated fridge and dishwasher, 1.5 bowl ceramic sink unit under a front aspect window enjoying fine coastal views and with a monobloc tap. Slate tiled floor, radiator, supplemented by underfloor heating, double glazed outside door to the front.

### **First Floor Landing**

With exposed timber floorboards, radiator.

### **Bedroom One 11'5" x 10'5" (3.50 x 3.18)**

With front aspect window enjoying panoramic sea and headland views as well as the Snowdonia mountain range. Exposed timber floorboards, radiator.

### **Bedroom Two 13'4" x 8'3" (4.08 x 2.52)**

Again with front aspect window giving outstanding coastal and mountain views. Exposed timber floorboards, radiator.

### **Bedroom Three 9'2" x 6'4" (2.81 x 1.95)**

With rear aspect window enjoying a private woodland view, and with radiator under, Exposed timber floorboards.

### **Bathroom 8'7" x 8'1" (2.64 x 2.48)**

Having been recently refitted with a modern 4 piece suite in white comprising a freestanding oval bath, corner shower enclosure with glazed surround and thermostatic shower control. Wash basin with shelf over, w.c, towel radiator, stone effect flooring, built in wall cupboard.

### **Outside**

Access over a country lane leading to the front of the property to a tarmac area giving off road parking for several cars, and giving access to a large double garage. Low maintenance pebble and paved front garden to include a slate flagged patio, together with a small lawn, and further lawn beyond the entrance gate. Small area to the rear bounded by a limestone wall and adjoining a small woodland area. There is a further area of lawned garden to the side and rear of the garage.

### **Garage/Utility**

Located to the side of the house is an 'L' shape, with utility separate to the garage with a connecting door.

### **Utility Room 11'3" x 9'2" (3.44 x 2.80)**

Having a full length worktop with cupboards under and space for a washing machine, dryer and freezer. 'Worcester' oil fired central heating boiler. Ample storage area.

### **Garage 24'11" x 18'0" (7.60 x 5.50)**

With 'up and over' door, triple garage with fitted workbench, newly installed double glazed windows, power and light.

### **Services**

Mains water, drainage and electricity.  
Oil fired central heating system

### **Energy Performance Certification**

Band E (44/77)

### **Council Tax Band**

Currently business exempt .  
Rateable Value £2900.00

### **Legal Information**

There is a Covenant in favour of the subject property with the adjoining property that no building is allowed on the land to the front to preserve the views for Bryn Uchaf.

Likewise there is a covenant in favour of next door that prevents the Garage of this property from being extended upwards. It is considered that due to its existing floor area it is large enough to convert the garage (subject to planning consent) within the existing footprint.

### **Holiday Letting**

The property is currently utilised as a successful holiday let business and far exceeds the 182 day deadline and as a consequence no rates are paid under the Small Business Relief Scheme.

The property is available as a "going concern" with contents available by negotiation

### **Viewings**

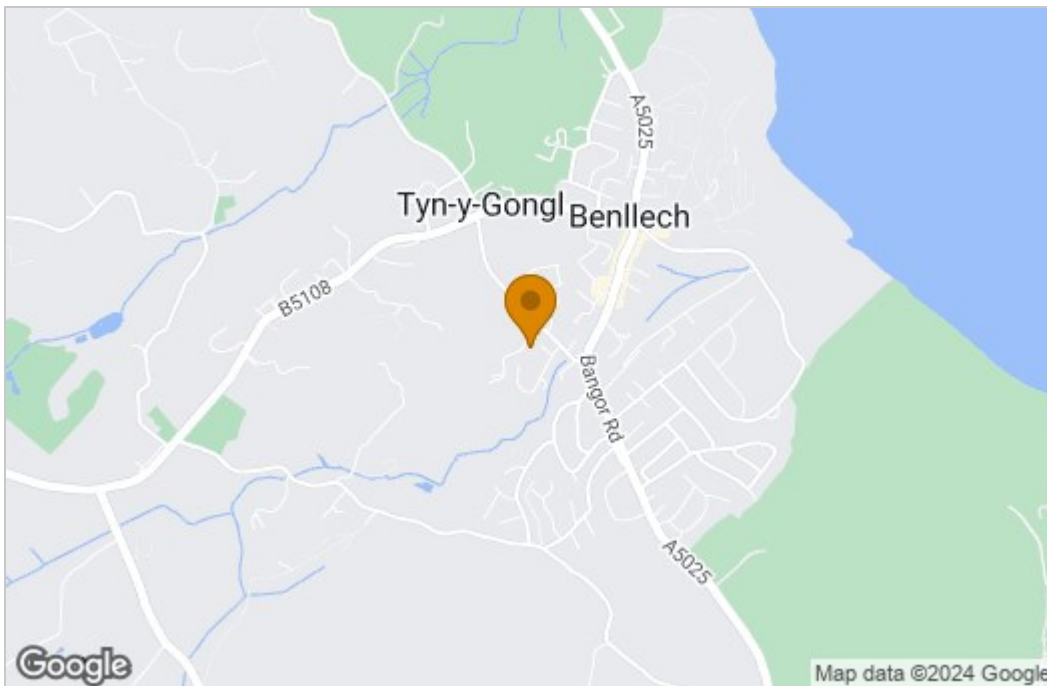
Fridays only. Please contact the office. Egerton Estates 01248 852177

## Floor Plan

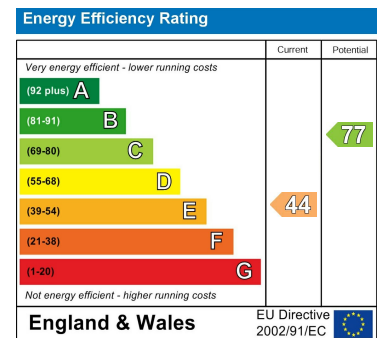


This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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