

# EGERTON ESTATES



## **14a Lon Aber, Tyn-Y-Gongl, LL74 8RT** **Offers In The Region Of £275,000**

A nicely extended detached two bedroom bungalow, situated in a favoured area just off Bay View Road, on a corner plot on a small cul-de-sac of six bungalows in total, and enjoying fine sea views to the rear. Although in need of some upgrading, the bungalow has double glazing and oil central heating, as well as ample off road parking and a garage. Well priced in this popular location and sold with no onward chain.

### **Porch**

With double glazed entrance door and side panel, quarry tiled floor, glazed inner door to:

### **Entrance Hall**

With cloak cupboard, radiator, telephone connection.

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

Having a near full length front aspect window allowing an excellent amount of natural daylight and with radiator under and second radiator provided. Tiled fireplace and hearth, coved ceiling with pendant light and two wall lights, telephone and t.v connections.

### **Kitchen/Dining Room 18'8" x 12'4" (both max) (5.70 x 3.77 (both max))**

Having been extended into a conservatory style dining area with glazed frontage to give sea views. Base and wall units in a white gloss laminate finish with worktop surfaces and tiled surround. Integrated ceramic hob with extractor over and eye level double oven. Stainless steel sink unit and recess for a washing machine. Radiator.

The dining area has a pantry cupboard, separate cupboard housing the central heating boiler and internal door to the garage. Outside door to the rear garden. Radiator.

### **Bedroom One 12'0" x 10'11" (3.66 x 3.34)**

Having a wide rear aspect window giving fine sea views and with radiator under. Fitted traditional wardrobes.

### **Bedroom Two 10'11" x 8'10" (3.34 x 2.70)**

With wide front aspect window with radiator under.

### **Bathroom 9'0" x 6'4" (2.76 x 1.94)**

Having been re-fitted to include a tub style bath with seat and door and 'Mira' electric shower over. Wash basin with wall mirror over, w.c, radiator. Airing cupboard with shelves, hatch to the roof-space.

### **Outside**

A private drive off a small cul-de-sac gives off road parking for 2-3 cars and leads to the garage. A lawned garden to the front extends around the side of this corner plot with fine sea views, and several bushes, and extends to the rear where there are two apple trees. Concealed area to the side with garden shed and greenhouse.

### **Garage 18'10" x 8'5" (5.76 x 2.59)**

With 'up and over' door, fitted workbench and shelves. Power and light.

### **Services**

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

### **Tenure**

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

### **Council Tax**

Band D

### **Energy Performance Certificate**

Band E

### **Viewing**

By appointment with the agent, Egerton Estates  
Benllech LL74 8TF 01248 852177



# Floor Plan

## Ground Floor

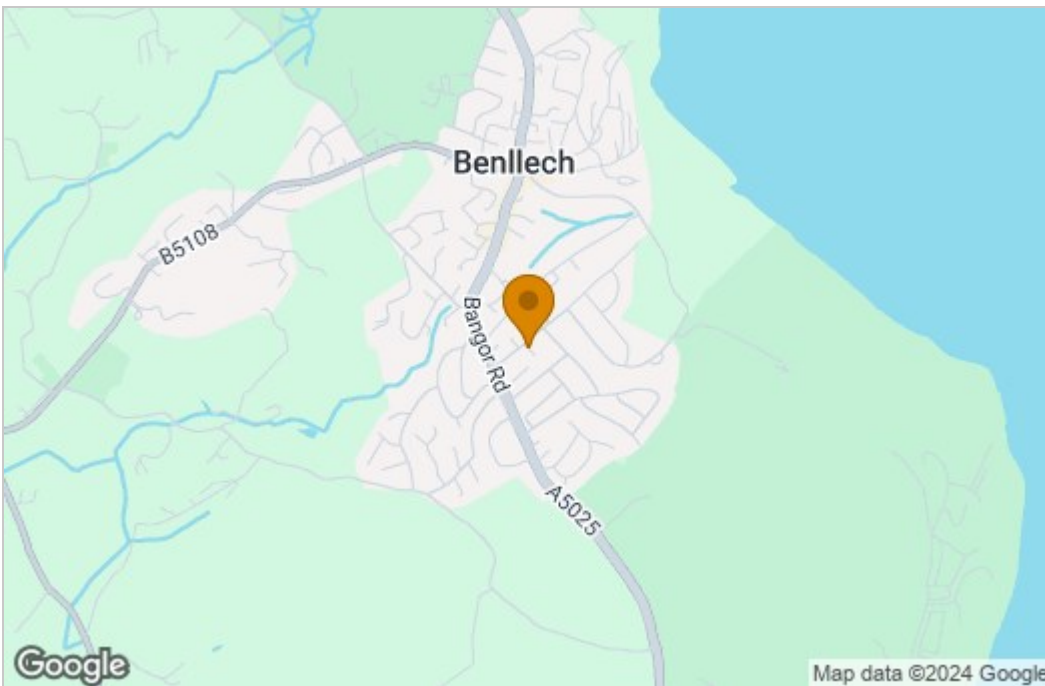
Approx. 91.6 sq. metres (986.2 sq. feet)



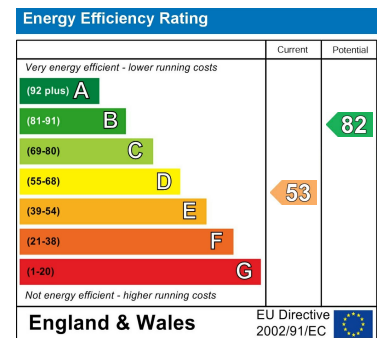
Total area: approx. 91.6 sq. metres (986.2 sq. feet)

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.

# Area Map



# Energy Efficiency Graph



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