

# EGERTON ESTATES



Dolfor 54 Bay View Road  
Benllech, Tyn-Y-Gongl, LL74 8TT  
Offers In The Region Of £415,000





# Dolfor 54 Bay View Road, Benllech, Tyn-Y-Gongl, LL74 8TT

A period detached four bedroom residence enjoying a prominent position at the bottom of sought after Bay View Road, being about 250 meters to the beach, slightly elevated to enjoy delightful sea and beach views from several rooms. In need of some upgrading which is reflected in the competitive asking price, the property would make an ideal family house in this popular seaside location. The property benefits from oil central heating, part double glazing, off road parking and former garage and store. There are gardens front and rear with an elevated Summer patio to the rear with very fine sea and coastal views, together with a Studio.

Benllech is a popular seaside village on the East coast of Anglesey with good local facilities, to include a Primary School, Shops, Hotels and a modern Medical Centre. It is about 25 minutes to Menai Bridge and the bridges crossing to the City of Bangor.



## Vestibule Porch

## Entrance Hall

14'1" x 10'5" (average) (4.30 x 3.20 (average))

## Cloakroom

## Sitting Room

12'6" x 12'2" (3.82 x 3.72)

## Living/Dining Room

17'2" x 12'7" (5.24 x 3.85)

## Spacious Kitchen

13'7" x 9'9" (4.15 x 2.99)

## Rear Porch

## First Floor Landing

## Bedroom One

10'5" x 10'3" (3.19 x 3.13)

## Bedroom Two

11'7" x 11'4" (3.54 x 3.46)

## Bedroom Three

10'0" x 8'0" (3.07 x 2.46)

## Bedroom Four

11'10" x 7'5" (3.63 x 2.28)

## Bathroom

7'10" x 7'7" (2.40 x 2.32)

## Outside

## Studio

15'1" x 9'6" (4.6 x 2.9)

## Former Garage

18'4" x 8'3" (5.60 x 2.53)

## Utility/Store

9'10" x 6'0" (3.00 x 1.85)

## Services

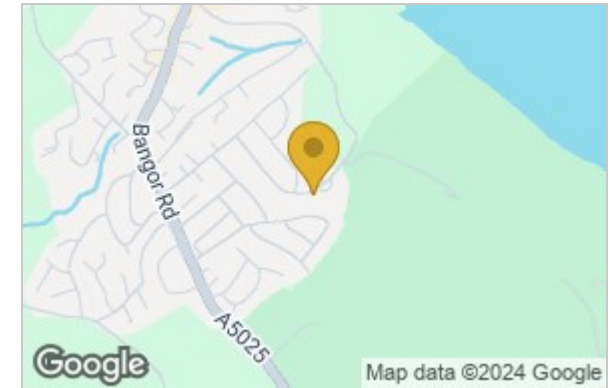
## Tenure

## Energy Performance Certification

## Council Tax

## Agents note

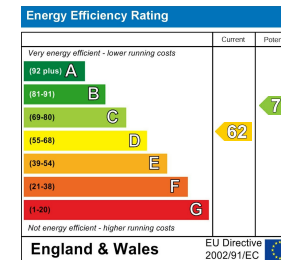
## Area Map



## Floor Plan



## Energy Efficiency Graph



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