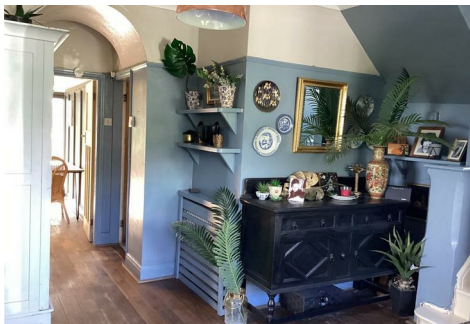


EGERTON ESTATES



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

Best Offers Around £380,000

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

With hardwood front door and half moon glazing over.

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

A spacious reception area with stained timber flooring, original coved ceiling, 'dog-leg' staircase to the first floor, two radiators, wall shelves.

Cloakroom

With w.c, wash basin, half timber panelled walls.

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

A naturally light room with dual aspect windows and enjoying fine views of the beach and sea. Inglenook style fireplace opening with slate hearth and timber mantle over. Original coved ceiling, stained timber flooring, radiator.

Living/Dining Room 17'2" x 12'7" (5.24 x 3.85)

Again a naturally light room with dual aspect glazing, one being a patio door to the rear garden. painted timber surround open fireplace with slate hearth and two attractive alcoves to either side with plate shelf over. Original coved ceilings, stained timber flooring, picture rail and wood panelling to one wall. Two radiators.

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

Having a range of base and wall units in a light grey finish with solid timber worktop surfaces and tiled surround. Integrated ceramic hob with oven under, 1.5 bowl ceramic sink unit under a side aspect window. Further former fireplace opening and wall shelving. Walk-in pantry with shelving.

Rear Porch

With tiled floor and room off housing an oil fired central heating boiler.

First Floor Landing

With spacious linen cupboard with shelving.

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

With dual aspect windows, with the side window enjoying a panoramic view of the beach and sea. Fitted full height wardrobes, high ceiling, radiator.

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

Again enjoying a panoramic sea and headland view, radiator, high ceiling.

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

With front aspect window with sea views.

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

With rear aspect window, radiator, timber panelled walls, high ceiling.

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

Having a four piece suite in white comprising of a panelled bath, shower enclosure with twin head

shower control. Wall fixed wash basin with slate backsplash, w.c.

Outside

A drive off Bay View Road gives off road parking for one car and access to the former garage. Levelled lawn area and fine sea views. Access on both sides leads to a sloping rear garden which has been terraced on three levels. On the lower level is a small lawned garden area and steps up to the side leads to a large timber terrace (8m x 6m approx) with very fine views of the beach. Further steps lead to:-

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

At the upper level, not completed but with provision made for a w.c and shower room. This space on completion would make a fine home office/study enjoying fine sea views.

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

Currently used as a store room with front and rear doors, and could easily be returned to a garage or workshop.

Utility/Store 9'10" x 6'0" (3.00 x 1.85)

With connection for a washing machine.

Services

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

Tenure

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

Energy Performance Certification

Band D (62/75)

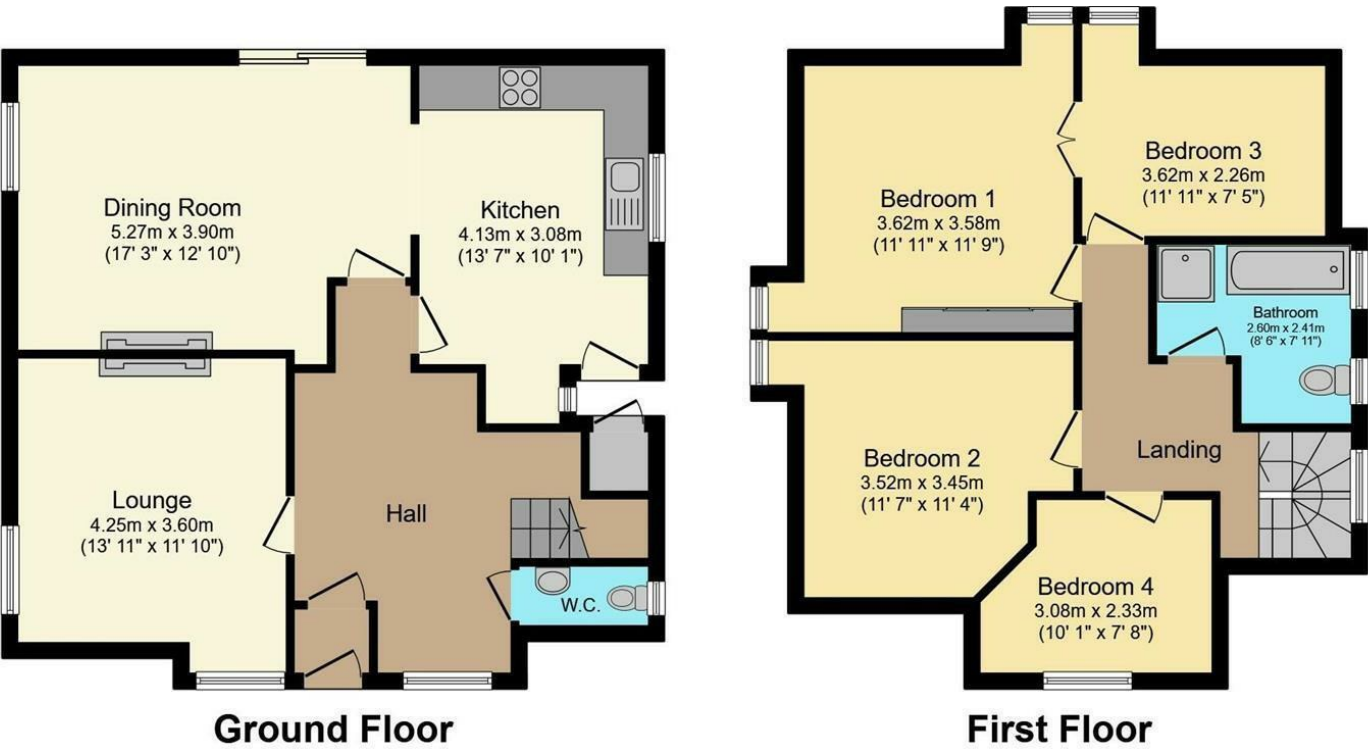
Council Tax

Band E

Agents note

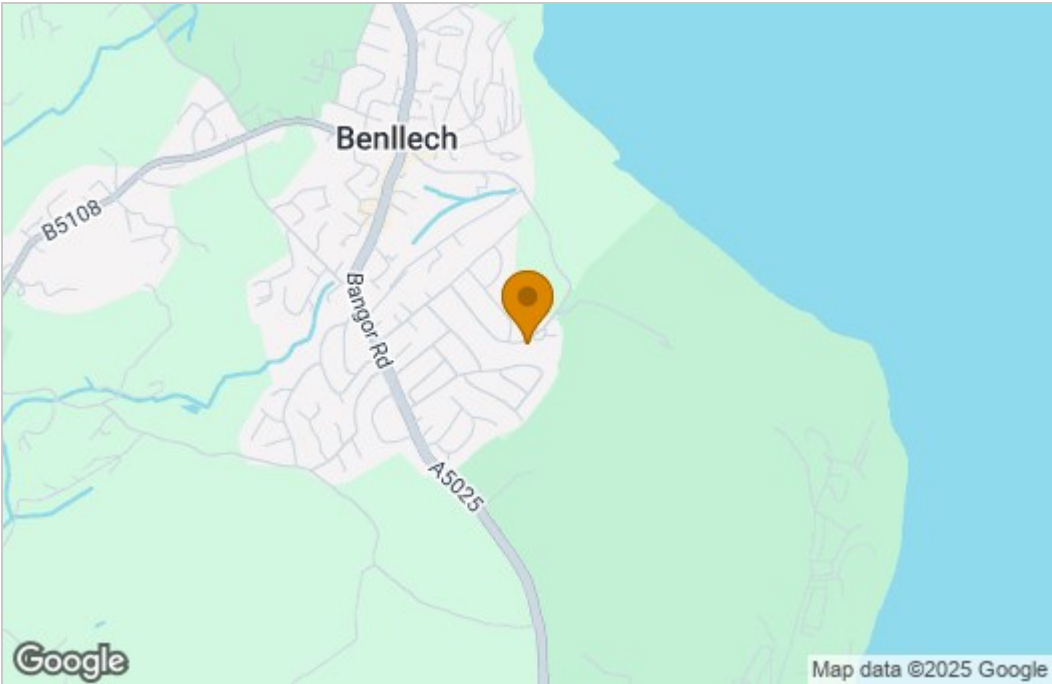
The final photograph is of Benllech Beach. Just down the road from the property , but not a view from the property.

Floor Plan

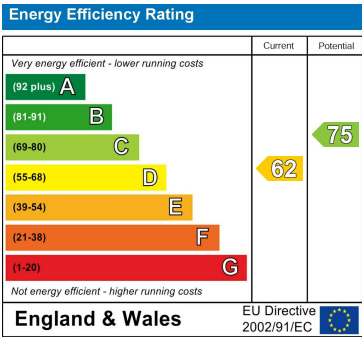


Total floor area 120.8 sq.m. (1,301 sq.ft.) approx

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.