

# EGERTON ESTATES



**Glasfor Rhianfa, Tyn-Y-Gongl, LL74 8RA**

**Offers Around £475,000**

This beautifully upgraded home is a credit to the owner who has totally re-built and re-designed a regular bungalow to be one of the best on offer in the seaside village of Benllech.

Stripped back to bare brick, this quality upgrade was completed in 2023

A Must See Property on Your List!

## Open Plan Living/Dining/Kitchen



With small divide to conceal the kitchen, with front and rear aspect openings to give excellent natural daylight and all with a grey contemporary, low maintenance laminated floor covering.

### Living Area 18'6" x 11'3" (5.64 x 3.44)



With a double glazed composite front entrance door and side panel to an open reception area with an oak/glass dog-leg staircase to the first floor with storage cupboard under and radiator. The living area has a wide front aspect window giving good natural daylight, t.v connection and ceiling downlights.

### Kitchen/Dining Room 21'7" x 8'8" (6.58 x 2.65)



Being open plan and with a wide opening to the living area. A feature of this space is the wide five panel double glazed bi-folding doors which open onto the rear garden and patio. The kitchen has been recently re-fitted in a contemporary range of base and wall units in a light grey finish with light quartz style worktop surfaces all with a tiled surround. Modern ceramic induction hob with extractor hood over, and separate eye level double oven and an additional fitted microwave oven. Additional fittings include a full height integrated fridge/freezer, dishwasher and cooler wine store. 1.5 bowl ceramic sink unit and expandable 'bar' tap. The adjoining dining area can easily accommodate an eight seater dining table adjacent to the bi-folding doors, and with radiator, ceiling downlights.

## Inner Hall



With understairs cupboard to accommodate the washing machine.

### Cloakroom 7'5" x 3'8" (2.28 x 1.12)

With a wash basin in a twin drawer vanity cupboard and with touch screen mirror over, with towel rail, tiled floor and half tiled walls.

### Bedroom Three 11'3" x 8'10" (3.44 x 2.71)



With three dual aspect windows, all with revolutionary in-built blinds! giving good natural daylight, radiator, wall mounted t.v. connection.

### Inner Lobby 7'2" x 2'7" (2.19 x 0.80)

With clothes rail, shelving, radiator. Door through to:

**En-suite 7'1" x 4'4" (2.16 x 1.34)**



With a full width shower enclosure with glazed doors and twin head shower and thermostatic shower controls. Wash basin in a two-drawer vanity cupboard with touch screen mirror over. W.C. towel radiator, tiled floor and walls.

**Bedroom Four 12'8" x 8'9" (3.88 x 2.67)**



With wide rear aspect window overlooking the rear garden. Radiator, wall mounted t.v connection.

**Inner Lobby**

With clothes rail, shelf and radiator. through access to:

**En-suite 7'8" x 3'10" (2.36 x 1.17)**



Again with a full width walk-in shower enclosure with glazed doors and twin head shower and thermostatic shower control. Wash basin in a twin drawer vanity unit with touch screen wall mirror over. W.c. Towel radiator, fully tiled floor and walls.

**First Floor Landing**

**Bedroom One 13'8" x 13'5" (4.19 x 4.10)**



With dual aspect windows giving excellent natural daylight and with distant sea and headland views to the front and garden views to the rear. Fitted double wardrobe, radiator, wall mounted t.v connection.

**En-suite 7'5" x 4'6" (2.27 x 1.39)**



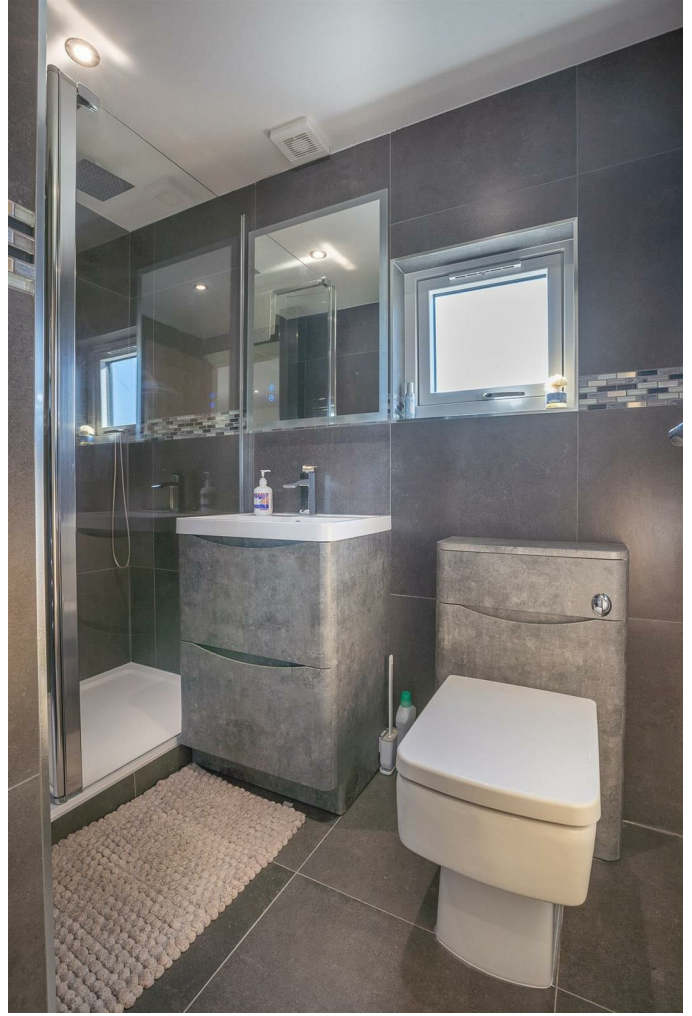
With full width shower enclosure with glazed shower screen and twin head thermostatic shower control. Wash basin in a two drawer vanity unit with touch screen mirror over, w.c, towel radiator, tiled floor and walls.

**Bedroom Two 14'4" x 13'9" (4.37 x 4.21)**



With dual aspect windows giving excellent natural daylight and with distant sea and headland views to the front and garden views to the rear. Fitted double wardrobe, radiator.

**En-suite 6'9" x 4'7" (2.06 x 1.40)**



With a full width shower enclosure with glazed shower screen and twin head thermostatic shower control. Wash basin in a twin drawer vanity unit, w.c, towel radiator, tiled floor and walls.

**Outside**



The property sits near the end of a small, quiet cul-de-sac with no through passing traffic with access onto a private brick paved parking and turning area and with off road parking for 3-4 cars. In addition is a spacious low maintenance reinforced gravelled area to the front, which has been constructed to be used as a parking area if desired.

The spacious and private rear garden is mostly level, ideal for family and outdoor entertaining having been recently landscaped to include a slightly raised brick paved area enjoying a sunny south westerly outlook, perfect for evening entertaining with gravelled surround and good sized and level central lawn area for the children.

There is outdoor lighting, water tap and timber garden shed. Integral service room electric heating boiler connected to an inverted hot water cylinder.

### **Services**

Mains water, drainage and electricity.

Heat efficient electric central heating system (2022)

### **Tenure**

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### **Energy Performance Certificate**

Band E

### **Council Tax**

Band D

### **Agents Notes**

The long list of work completed in 2023 includes:

- New Roof, including New Steelwork.
- Dry Lined and Re-Plastered Throughout
- New Staircase Installed
- New Electrics and Plumbing
- New Boiler 2023
- New Internal and External Doors
- New Windows with Internal Blinds!
- New Kitchen, Cloakroom and 4 Shower Rooms
- New Driveway, Patio and Landscaped Gardens
- Turfed with New Garden Shed
- Broadband Connected.
- \* Reinforced Black Ice Gravel to Allow for Extra Parking/Storage

# Floor Plan

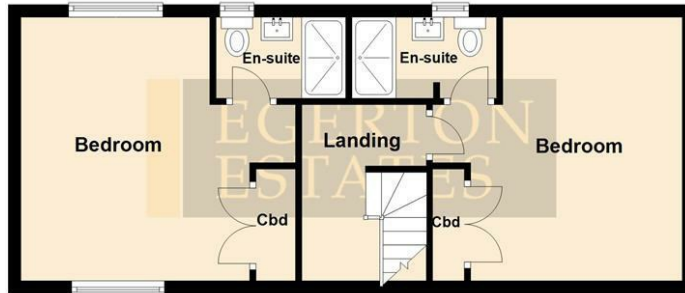
## Ground Floor

Approx. 71.5 sq. metres (769.2 sq. feet)



## First Floor

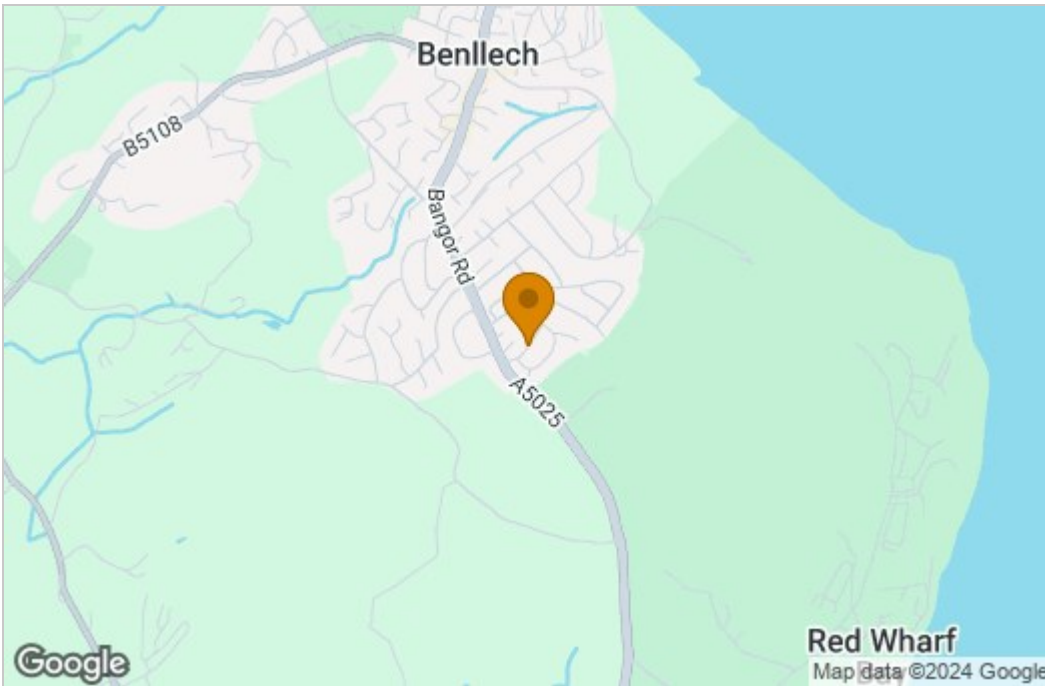
Approx. 44.2 sq. metres (475.2 sq. feet)



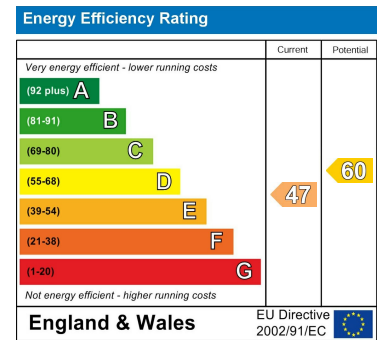
Total area: approx. 115.6 sq. metres (1244.4 sq. feet)

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.