



75 Lon Gogarth, Benllech, LL74 8TA **Offers In The Region Of £399,000**

Nestled in the charming area of Lon Gogarth, Benllech, this delightful detached bungalow offers a perfect blend of comfort and convenience.

The bungalow boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. Natural light floods these areas, creating a bright and airy environment that is sure to make you feel at home.

The property features three well-proportioned bedrooms one shower room and a separate w.c with washbasin. which is a significant advantage for busy households. The layout of the bungalow is practical and user-friendly, making it suitable for individuals of all ages.

Outside, you will find parking available for two vehicles. The surrounding area of Benllech is known for its stunning coastal scenery and friendly community, making it an ideal place to settle down.

This bungalow presents an excellent opportunity for those seeking a peaceful retreat with all the necessary amenities close at hand. Whether you are looking to downsize, start a family, or simply enjoy the tranquillity of coastal living, this property is well worth considering. Don't miss the chance to make this lovely bungalow your new home.

Porch

Having a pvc double glazed front door and side panel. Stone facing to one wall, tiled floor, overhead light. Timber inner door to :

Hallway

Having a cloak cupboard, radiator, telephone connection.

Living Room 17'1" x 12'5" (5.20 x 3.79)

Having a wide front aspect window with a south westerly aspect giving a good amount of natural daylight. Timber surround fireplace with light marble inlay and hearth. and with fitted electric room heater. Coved ceiling with pendant light, and matching wall lights. T.v connection and two radiators.

Kitchen/Dining Room

Being open plan and includes an adjoining extension which provides the dining area.

Kitchen 12'5" x 7'10" (3.78 x 2.40)

Having a modern range of base and wall units to three sides in a white laminate finish with contrasting timber worktops and tiled surround. Integrated ceramic hob with mosaic tiled splashback and extractor over with oven under. Recess for a dishwasher, stainless steel sink unit, radiator. Wide opening to:

Dining Room 13'7" x 9'9" (4.13 x 2.96)

A bright area with large windows to two sides and double glazed door to the rear garden. Wall unit, radiator, ceiling spotlights.

Lobby to:

Bedroom One 16'7" x 7'11" (5.07 x 2.43)

With wide front aspect window, radiator. En-suite shower with wide enclosure, and electric shower control. Tiled walls and floor. Separate w.c with wash basin.

Study/Bedroom Four 8'0" x 6'5" (2.44 x 1.96)

Presently used as a study with fitted timber desk with shelving under, radiator. Double opening doors to the rear garden.

Bedroom Two 11'11" x 10'11" (3.64 x 3.34)

Having a wide 3 panel bi-folding door onto a large timber deck patio area and with sea views. Radiator.

Bedroom Three 10'11" x 8'11" (3.33 x 2.72)

With a wide front aspect window with radiator under.

Shower Room 8'11" x 6'4" (2.72 x 1.94)

With fully panelled walls in a speckled stone style finish and with a modern suite comprising of a corner shower enclosure with glazed door and 'Mira' electric shower control. Wash basin with cabinet over, w.c, radiator. Cupboard housing a modern 'Worcester' propane gas fired central heating boiler and space under for the washing machine.

Outside

A concreted drive gives off road parking and open to a spacious lawned garden and additional timber deck patio area. External power point. Access to either side leads to a good sized and private rear garden having a feature large 'wrap around' timber deck patio being slightly elevated and with headland and some sea views. This timber patio extends to one side and with steps down to a secluded lawned garden area, well screened with mature hedging and with shrubs and small trees as well as a small garden pond. Timber garden shed, outside tap and external power point.

Services

Mains water, drainage and electricity.
Propane gas central heating.

Tenure

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

Council Tax

Band D

Energy Performance Certificate

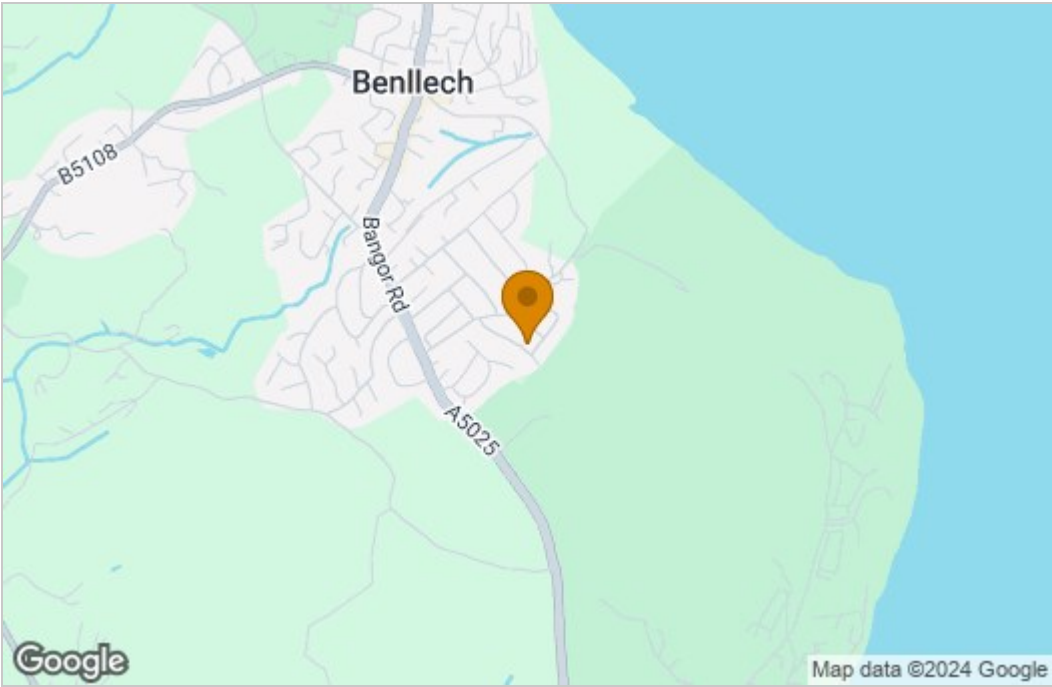
Band E

Viewings

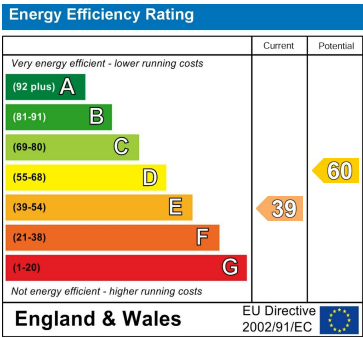
Strictly by appointment with the agent. Egerton Estates 01248 852177

Floor Plan

Area Map



Energy Efficiency Graph



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