

EGERTON ESTATES



Bryn Llifon Lon Clai
, Red Wharf Bay, LL75 8RX
Offers In The Region Of £750,000



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A superbly positioned and individually built detached four bedroom bungalow, enjoying panoramic southwesterly views to the rear over Red Wharf Bay and the Llanddona headland and with distant views of the Snowdonia mountains. Situated within a five minute walk of the sea front, the property is ideally suited for retirement or holiday use in this established holiday area. The four bedroom, two bathroom accommodation has full planning consent (December 2023) to extent upwards to give a first floor open plan living room and kitchen with balcony to enjoy panoramic sea and mountain views over the Bay. On completion of the work, the accommodation would provide 5 bedrooms, Sun Room and Study together with the first floor living room and Kitchen. Enjoying a rural 'feel' surrounded by farmland to three sides, the property has private gardens and ample parking. The present bungalow is currently used as a holiday let producing an excellent annual income with scope to improve should pets be allowed. Detailed plans for the extension works are available on request to include detailed Building Regulation drawings.



Reception Hall
10'2" x 10'3" (3.11 x 3.13)

Dining Hall
10'0" x 9'8" (3.05 x 2.95)

Lounge
20'8" x 12'11" (6.30 x 3.93)

Kitchen/Breakfast Room
16'3" x 10'7" (4.95 x 3.23)

Inner Hall
Bedroom One
14'7" x 12'4" (4.45 x 3.77)

Bedroom Two
13'0" x 12'4" (3.96 x 3.76)

Bathroom
8'4" x 5'7" (2.54 x 1.69)

Bedroom Five/ TV room
9'9" x 8'9" (2.97 x 2.66)

Bedroom 3
9'5" x 9'1" (2.87 x 2.76)

Larder Room
10'0" x 5'6" (3.04 x 1.68)

Shower Room
8'5" x 5'8" (2.57 x 1.73)

Bedroom Four
11'8" x 10'0" (3.55 x 3.04)

Outside
Planning Consent
Holiday Letting

Services
Tenure

Energy Performance Certificate

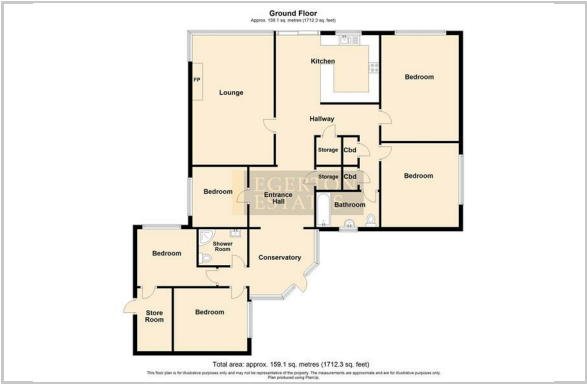
Council Tax Band

Directions
Viewing

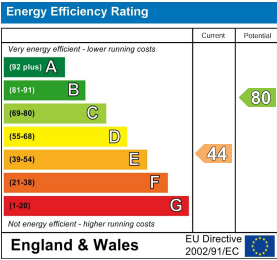
Area Map



Floor Plan



Energy Efficiency Graph



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