

EGERTON ESTATES



Penally 88 Lon Gogarth, Tyn-Y-Gongl, LL74 8TA

Offers In The Region Of £349,950

An immaculate detached bungalow in a favoured area of this sought after seaside village, having been recently upgraded and extended to an excellent standard to give a perfect retirement home. This bungalow provides all the comforts expected in a modern property with spacious yet manageable grounds front and rear as well as private parking. The roofs were recovered in 2023, and the bathroom and central heating replaced in 2024. In addition the garage has been converted to regulations to give an additional living room, or could be an additional bedroom if required. It is double glazed and with an oil central heating and is in very good decorative condition throughout.

Well worthy of internal inspection to appreciate the quality and space this bungalow provides

Porch

With double glazed entrance door and side panel. Part exposed stone internal wall. Double glazed inner door to:

Hallway

With timber laminate flooring, cloak cupboard, radiator.

Lounge 16'11" x 12'5" (5.18 x 3.80)

Having a near full width front aspect window enjoying fine sea views. Contemporary fireplace surround housing a chrome electric fire. Coved ceiling with two pendant lights, radiator, t.v connection.

Kitchen 12'4" x 7'11" (3.76 x 2.42)

Being open to the adjoining dining room, enjoying a good amount of natural daylight with a south westerly aspect. Modern range of base and wall units in a white laminate finish with contrasting dark worktops surfaces complimented by black and white wall tiling. Integrated fittings include an eye level double oven, ceramic hob with extractor over. integrated washing machine and fridge. 1.5 bowl stainless steel sink unit overlooking the rear garden. Pull out shelved unit, ceiling spotlights. Through to:

Dining Room 13'1" x 9'9" (4.00 x 2.98)

Being glazed to two sides to include a full length patio door as well as a double glazed outside door, and enjoying a sunny aspect over the rear garden. Radiator. Door to:

Sitting Room 26'1" x 7'11" (7.97 x 2.43)

With wide front aspect window.

Utility Room 8'0" x 5'0" (2.46 x 1.54)

With space for a freezer and dryer as well as a 'Worcester' oil fired central heating boiler.

Bedroom One 11'11" x 9'0" (3.65 x 2.75)

With a full length range of modern style fitted mirror fronted wardrobes, having shelving and hanging space. Radiator, rear aspect window overlooking the rear garden.

Bedroom Two 10'11" x 8'11" (3.35 x 2.72)

With wide front aspect window enjoying fine sea views and the nearby headland. Contemporary fitted wardrobe with mirror front, radiator.

Modern Shower Room 8'10" x 6'3" (2.71 x 1.93)

Having been upgraded to include a wide walk in shower enclosure with glazed shower screen and twin head thermostatic shower control. Vanity unit with encased w.c and wash basin. Fully tiled contrasting wall tiles, towel radiator.

Outside

A wide stone paved drive gives off road parking with stone paved paved pathway to the front door. Low

maintenance gravelled front garden interspaced with a selection of shrubs and flowers highlighting the palm tree. Access to both sides leads to a very well maintained, dog secure garden, with emphasis on being low maintenance. With a spacious area of 'Astroturf' lawn, and a slate gravelled patio area. Flower beds with shrubs and perennials, and dwarf trees together with a timber garden shed.

Services

Mains water, drainage and electricity.
Oil Central Heating.

Tenure

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

Council Tax Ynys Mon

Band D

Energy Performance Certificate

Band D

Viewing

By appointment with the agent. Egerton Estates
Benllech 01248 852177 enquiries@egerton-estates.co.uk

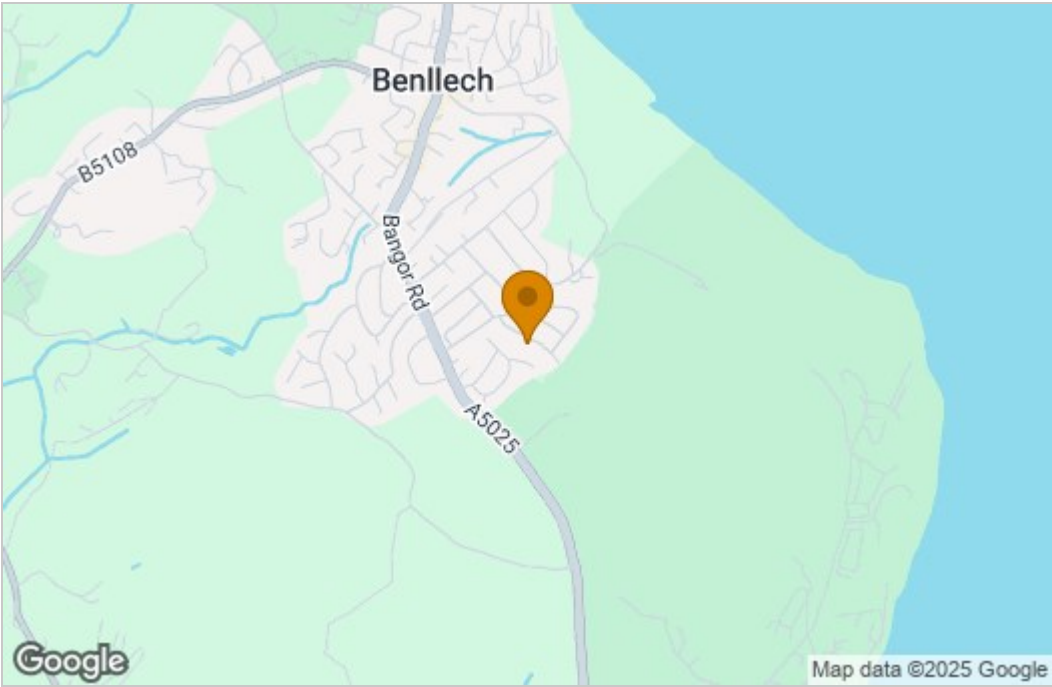
Floor Plan



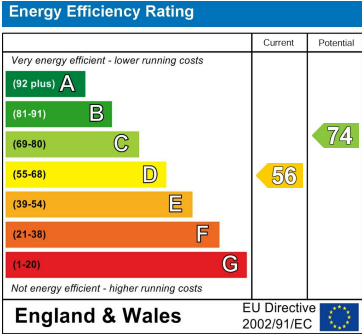
Total area: approx. 101.5 sq. metres (1093.0 sq. feet)

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



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