



The Grange 47 Bay View Road

Benllech, Tyn-Y-Gongl, LL74 8TT

Offers In The Region Of £395,000



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Porch

6'5" x 3'9" (1.98 x 1.16)

With full width double glazed patio door access, overhead light. pvc double glazed inner door to:

Spacious Hall

12'0" x 7'6" (3.68 x 2.31)

Being a good sized reception area giving access to the principal rooms, and with a 'dog-leg' staircase to the first floor with cloak cupboard under. Radiator, full width sliding glazed door to the dining area and with door to:

Living Room

21'4" x 12'4" (6.51 x 3.78)

A naturally light room with both a large front aspect window and double glazed rear patio door to the conservatory. Central timber surround fireplace with marble effect inlay and tiled hearth and housing a fitted gas fire. Coved ceiling with two sets of spot lights and further wall lights. Radiator, t.v connection.

Conservatory

12'9" x 10'4" (3.90 x 3.15)

With pvc double glazed surround on brick walls to give very fine sea views over Red Wharf Bay towards the Great Orme. Double opening 'French-style' doors to the adjoining raised patio. Fan light, timber laminated floor, wall mounted electric heater.

Dining Room

8'11" x 8'10" (2.72 x 2.71)

Having a wide opening to both the living room and hallway to give an open plan feel. Wide rear aspect window giving fine sea views and with radiator under.

Kitchen/Breakfast Room

12'4" x 8'9" (3.76 x 2.69)

Having a good range of base and wall units in an oak

style finish with contrasting dark worktops and tiled surround. Integrated ceramic hob with extractor over and oven under. Integrated fridge, larder cupboard with plumbing for the washing machine. 1.5 bowl stainless steel unit with monobloc tap under a very wide rear aspect window giving delightful views towards Llanddona headland and the Great Orme. slate stone tiled floor, space for a breakfast table with radiator. Coved ceiling with spotlights. Double glazed door to a link corridor with patio door to the outside. Internal door to the garage access to:

Cloakroom

5'8" x 3'3" (1.73 x 1.00)

With w.c wash basin, slate tiled floor. Wall mounted 'Worcester' propane gas central heating boiler.

First Floor Landing

With radiator, large linen/airing cupboard with shelving and radiator.

Bedroom One

12'5" x 10'11" (plus recessed wardrobe area) (3.80 x 3.35 (plus recessed wardrobe area))

Having a wide rear aspect window giving panoramic sea views over Benllech beach towards the Great Orme, and with radiator under. Fitted mirror fronted wardrobe area into eaves.

En-suite

7'11" x 5'10" (2.42 x 1.79)

Having a four piece suite comprising a panelled bath with hair shower attachment. Shower cubicle with glazed doors and thermostatic shower control. Wash basin in a vanity cupboard with mirror and shelf over. W.C. Fully tiled walls and floor. Towel radiator.

Bedroom Two

9'1" x 8'11" (2.78 x 2.73)

Again with a wide rear aspect window giving sea views over the beach, Puffin Island and The Great Orme. Radiator.

Bedroom Three

10'11" x 8'11" (3.33 x 2.74)

Another bedroom with sea, beach and headland views with radiator under. Full length fitted wardrobe with central mirror.

Bedroom Four

9'0" x 5'10" (2.75 x 1.79)

A single bedroom with front aspect window, fitted cupboard and recess area. Radiator.

Bathroom

6'11" x 5'8" (2.13 x 1.73)

With a white suite comprising a panelled bath with electric shower over, wash basin, w.c, radiator. Half tiled walls.

Outside

A concreted drive off Bay View Road is widened to give off road parking for two cars and leads to the garage. Lawned garden with established hedging and a tree enjoying a good amount of privacy. Access to

either side leads to the rear garden, again mostly lawn with established hedges, again giving good privacy. An elevated timber deck patio with direct access off the conservatory gives a spacious area for 'Al-fresco' dining and also enjoying fine sea and headland views. A further paved patio is found at the bottom of the garden.

To the side of the property is a detached Garden Shed, divided into two with power and light.

Garage

16'0" x 8'11" (4.88 x 2.74)

With electrically operated front car door, fitted kitchen cupboards with worktop, space for a freezer. Power and light connected.

Services

Mains water, drainage and electricity.

Propane gas central heating system.

Double glazed windows, doors and pvc fascia boards.

Tenure

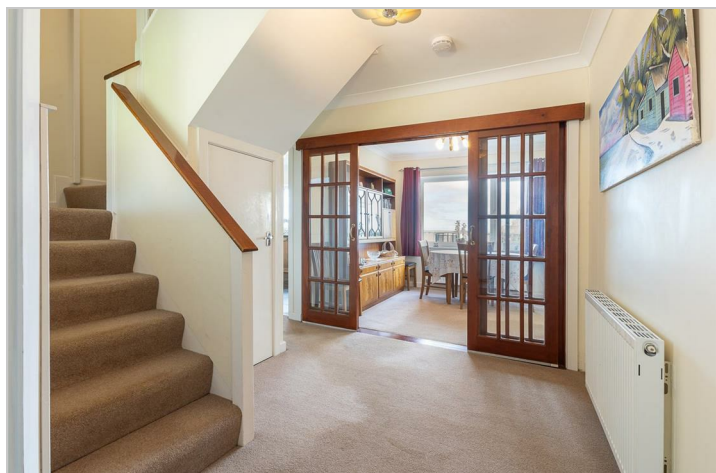
The property is understood to be Freehold and this will be confirmed by the vendor's conveyancer.

Council Tax Band

Band E

Energy Performance Certificate

Band G (12/53)



Road Map



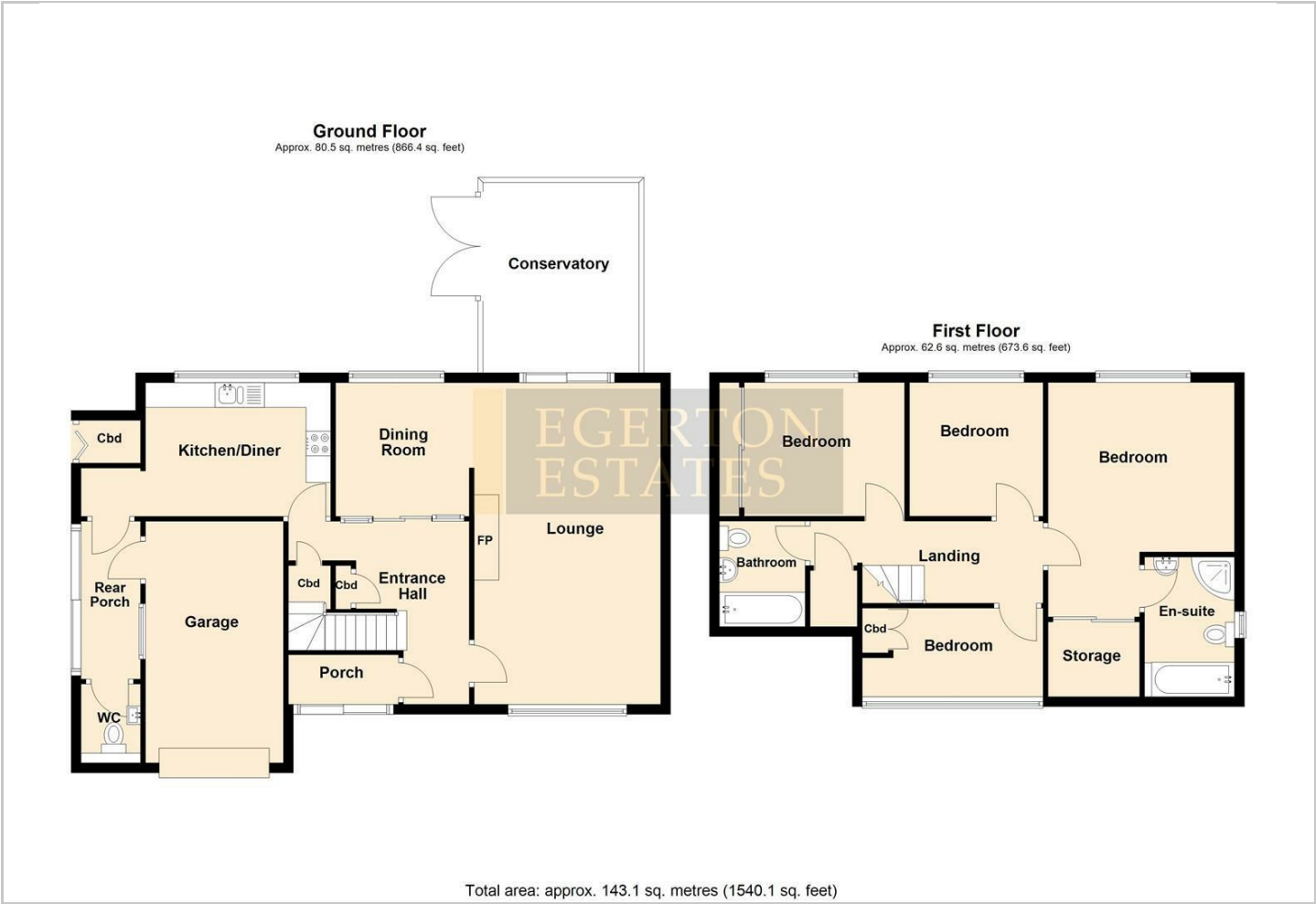
Hybrid Map



Terrain Map



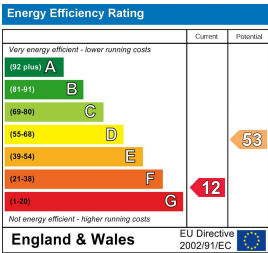
Floor Plan



Viewing

Please contact our Egerton Estates Office on 01248 852177 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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