

EGERTON ESTATES



1 Bryn Y Don

Benllech, Tyn-Y-Gongl, LL74 8TG

A very spacious and recently modernised semi-detached 'town house' style dwelling, centrally located in the seaside village of Benllech, with the benefit of ample off road parking, and enjoying fine sea views to the rear over Benllech Bay towards the Great Orme. Upgraded about 3 years ago, the flexible accommodation has previously been used as a shop and doctors surgery then two apartments until conversion back into a single dwelling (2021/22). It has modern kitchen facilities, 3 shower rooms, 3 bedrooms and a first floor living room. Modern electric heating and double glazed. Sold with NO ONWARD CHAIN.

Offers Over £250,000

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Hallway

Kitchen

15'0" x 11'6" (4.58 x 3.52)

Inner Hall

Dining Room

14'2" x 9'11" (4.33 x 3.03)

Inner Hall Two

Bedroom

12'10" x 10'0" (3.92 x 3.07)

Spacious Bathroom

11'10" x 7'6" (3.62 x 2.31)

Shower Two

5'6" x 3'1" (1.69 x 0.95)

Bedroom Two

13'0" x 7'8" (3.98 x 2.36)

Utility Room

9'6" x 7'8" (2.90 x 2.36)

Cloakroom Off

First Floor Landing

Living Room

14'10" x 11'6" (4.54 x 3.52)

Bedroom Three

10'7" x 8'2" (3.23 x 2.51)

Bathroom

7'8" x 7'1" (2.36 x 2.16)

Outside

Services

Tenure

Council Tax

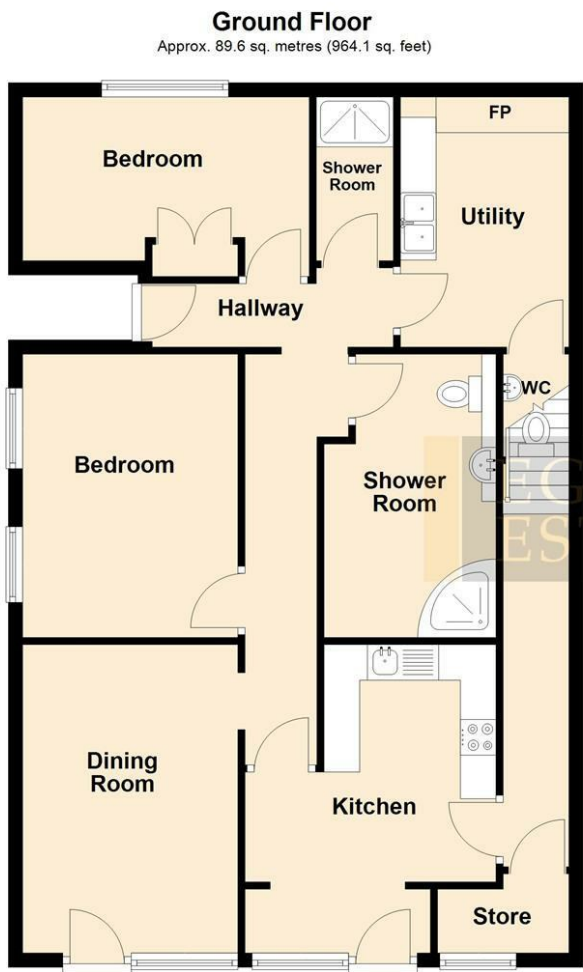
EPC



Directions



Floor Plan



Total area: approx. 131.8 sq. metres (1418.3 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		