

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 In The Region Of £230,000



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Hallway	Bedroom Two	Services
Kitchen	13'0" x 7'8" (3.98 x 2.36)	Tenure
15'0" x 11'6" (4.58 x 3.52)	Utility Room	Council Tax
Inner Hall	9'6" x 7'8" (2.90 x 2.36)	EPC
Dining Room	Cloakroom Off	
14'2" x 9'11" (4.33 x 3.03)	First Floor Landing	
Inner Hall Two	Living Room	
Bedroom	14'10" x 11'6" (4.54 x 3.52)	
12'10" x 10'0" (3.92 x 3.07)	Bedroom Three	
Spacious Bathroom	10'7" x 8'2" (3.23 x 2.51)	
11'10" x 7'6" (3.62 x 2.31)	Bathroom	
Shower Two	7'8" x 7'1" (2.36 x 2.16)	
5'6" x 3'1" (1.69 x 0.95)	Outside	



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	