

EGERTON ESTATES



Cae Grug 21 Breeze Hill, Tyn-Y-Gongl, LL74 8UA **Offers In The Region Of £299,950**

A nicely upgraded and substantially extended two bedroom bungalow, situated on this popular estate within the seaside village of Benllech, considered convenient for all the village amenities and of course Benllech's renowned sandy beach.

The bungalow has been significantly extended to the rear, giving an additional dining room off the living area as well as creating a spacious kitchen/breakfast room, together with a rear conservatory, the bungalow has oil fired central heating, double glazing, with the front windows and doors being recently replaced, while the kitchen was re-fitted in 2020 and the rear private gardens landscaped to include a spacious patio area. Well worthy of internal inspection.

Vestibule Porch

With pvc double glazed entrance door, coat hanging space.

Hallway

With hatch with 'pull down' ladder to the roof space being part boarded for storage. Radiator, telephone connection.

Living Room 19'3" x 13'0" (5.88 x 3.97)

Being a spacious and naturally light room with dual aspect windows. Contemporary inglenook fireplace housing a wood burning stove on a slate hearth with modern tiled surround. Coved ceiling with two pendant lights, two radiators, t.v. connection.

Very wide opening with folding part glazed doors to:

Dining Room 11'4" x 11'3" (3.47 x 3.45)

Being a rear extension and with wide double glazed patio doors to the rear garden. Radiator, coved ceiling.

Kitchen/Breakfast Room 21'9" x 9'1" (6.63 x 2.79)

Another spacious area to incorporate a rear extension, and having a modern (2020) range of base and wall units in a matt white finish with light worktop surfaces over and tiled surround. Integrated appliances include a ceramic hob with concealed extractor over and double oven under, integrated fridge and separate freezer as well as a dishwasher. Stainless steel sink unit with brushed steel monobloc tap under a rear aspect window with a private outlook over the rear garden. The dining area presently houses a 6 seater table with radiator, double glazed door to:

Conservatory 9'6" x 7'8" (2.91 x 2.36)

With double glazed surround on half brick walls enjoying a private outlook over the rear garden. Two outside doors, radiator.

Bedroom One 12'5" x 9'4" (3.80 x 2.86)

With full width fitted wardrobe with two large mirror panels, radiator.

Bedroom Two 10'10" x 9'5" (3.31 x 2.89)

With front aspect window with radiator under.

Shower Room 6'6" x 5'6" (2.00 x 1.70)

With fully tiled walls and including a white suite of a corner shower enclosure with 'Mira' electric shower control and glazed doors, wash basin, w.c. Radiator.

Outside

A tarmacadam entrance leads to the attached garage and with the remainder of the frontage having a tarmacadam finish to give off road parking for 2-3 cars.

To the rear is a recently landscaped and dog secure rear garden area enjoying a good amount of privacy

to include a recently laid and spacious paved patio and a further terraced area which includes a selection of shrubs, bushes and two palm trees.

Garage 16'0" x 8'2" (4.90 x 2.51)

Now utilised as the Utility room with storage cupboards and worktop surfaces. Plumbing for a washing machine and room for the dryer. 'Worcester' oil fired central heating boiler.

Services

Mains water, drainage and electricity.

Oil fired central heating system.

Wood burning stove.

Tenure

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

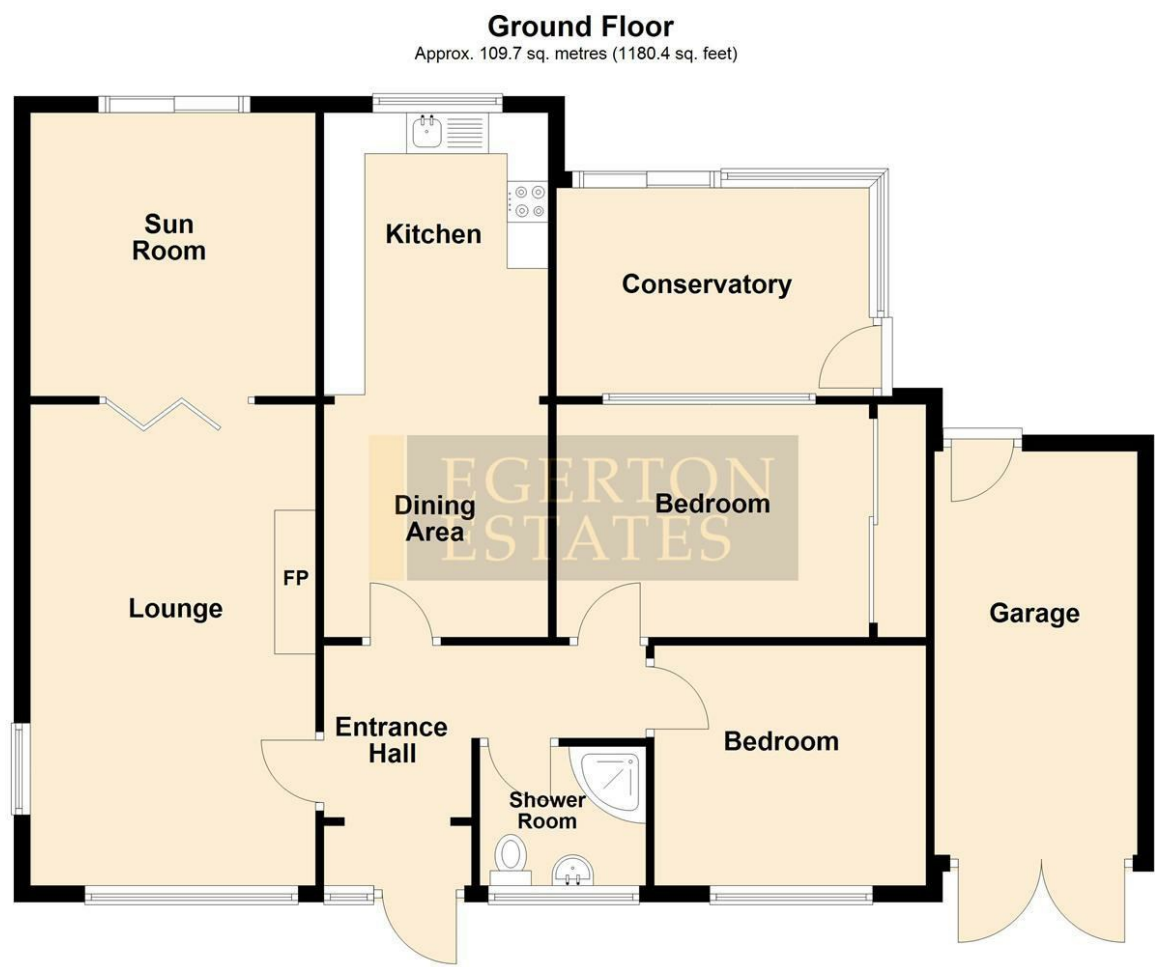
Energy Performance Certificate

Band D

Council Tax

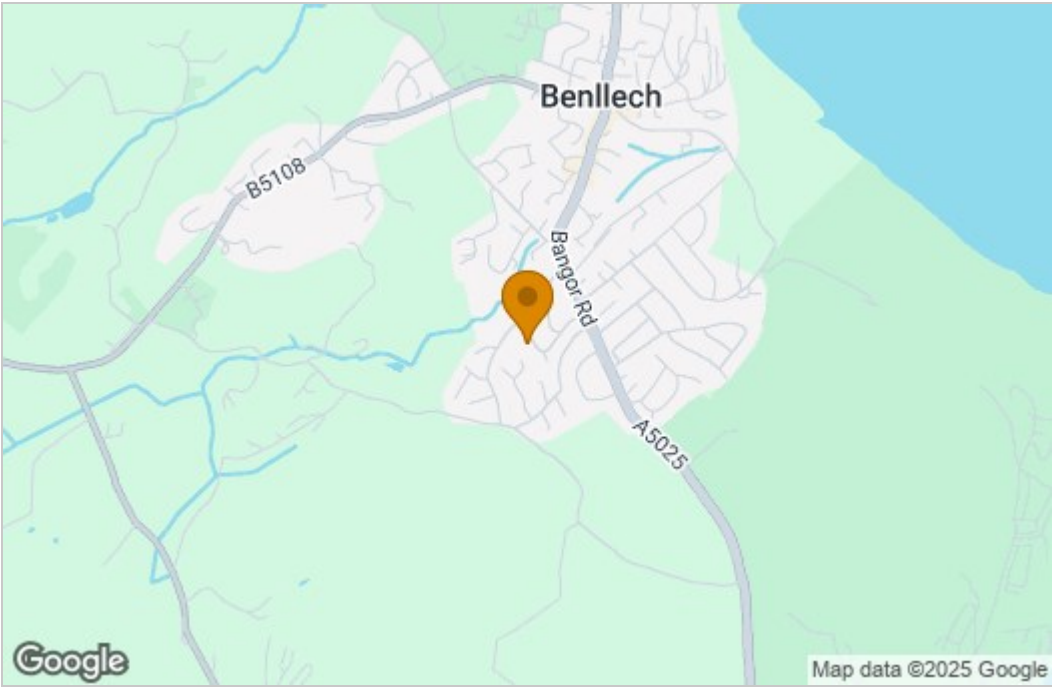
Band C

Floor Plan

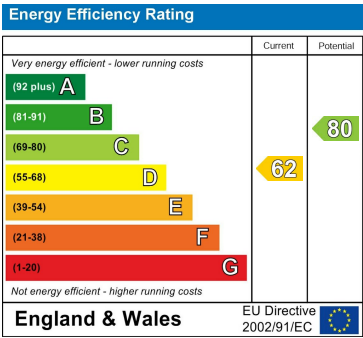


Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

Area Map



Energy Efficiency Graph



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