

EGERTON ESTATES



48 Bay View Road, Benllech, LL74 8TT

Or Nearest Offer £475,000

An immaculate detached dormer style bungalow having been over the last three years remodelled, future proofed and modernised to an exacting standard to give contemporary living accommodation in this sought after area about 200 metres to the village's renowned sandy beach. Enjoying a spacious plot with fine sea views, almost every aspect of the three bedroomed accommodation has been attended to, giving spacious yet practical living accommodation.

Well worthy of inspection internally to appreciate the extent of work and finish, being in a 'turn key' condition.

Open Plan Living/Dining/Kitchen

With wide bi-folding doors to the rear patio and with a further two windows giving good natural daylight. The whole ground floor has quality, durable LVT flooring provided throughout as well as a dog-leg staircase to the first floor with storage under.

Kitchen 10'9" x 9'2" (3.29 x 2.81)

Being recently fitted with a range of base and wall units in a dark navy blue with contrasting solid 'Calacatta' silestone quartz worktops and upstands. Integrated appliances include a ceramic hob with splashback and concealed extractor over. Eye level oven and built-in microwave oven. Integrated fridge/freezer as well as a wine fridge together with a fitted waste bins. Glazed display wall units with internal lighting as well as under pelmet lighting, and skirting board room heater. Twin bowl 'Belfast' style sink unit with brass monobloc tap under a front aspect window with partial sea views. A large breakfast bar links this area to the living/dining room area.

Living/Dining Room 25'1" (max) x 9'1" (7.66 (max) x 2.79)

With a three-panel bi-folding door enjoying a private aspect over the rear garden and allowing a good amount of natural daylight to flood the room. Wall mounted t.v connection, two contemporary pendant lights, radiator. Staircase to the first floor with small store under and further small utility area, with plumbing for the washing machine and wall mounted propane gas central heating boiler.

Lounge 16'6" x 10'9" (5.05 x 3.29)

Having a wide front bay window and two side aspect windows and enjoying fine sea views. Feature timber surround inglenook fireplace housing a high specification electric stove standing on a slate hearth. High quality durable LVT flooring, radiator, t.v and fibre broadband connection.

Bedroom Two 10'4" x 9'1" (3.15 x 2.79)

A double bedroom with front aspect window and radiator under, LVT flooring.

Modern Bathroom 9'3" x 4'7" (2.82 x 1.42)

With a modern suite in white comprising a large modern single ended roll top bath with thermostatic twin head shower control, wall mounted wash basin in a navy vanity cupboard, LED illuminated wall mirror w.c, towel radiator, LVT flooring.

First Floor Landing

With skylight access to full length and large floored eaves storage area with light provided.

Bedroom One 12'7" x 10'9" (3.84 x 3.28)

With high vaulted ceiling with two skylights. Door to full length and floored eaves storage cupboard, radiator, wall mounted t.v fixing.

En-suite 5'9" x 5'4" (1.77 x 1.64)

With corner shower enclosure with twin head thermostatic shower control and glazed doors. Wall mounted wash basin, w.c, towel radiator, bathroom cabinet and LED mirror.

Bedroom Three/ Study 7'6" x 7'1" (2.31 x 2.16)

A single bedroom also suitable as a study with rooflight and radiator.

Outside

Access off Bay View Road leads to a concreted off road parking area with access to the former garage, now used as a utility store. Brick paved and slate gravel frontage as well as a raised flower border with shrubs. Access to either gable leads to a spacious rear garden which enjoys a good amount of privacy. The original sloping gardens have been terraced to give a spacious paved patio off the sitting room bi-folding doors and continuing to the side access, with external power point. and water supply. Steps lead up to a good sized, mostly level lawned garden with limestone outcrops and a wide selection of bushes, shrubs and mature trees. A definite feature is the recently fitted elevated veranda which enjoys very fine sea views and is a perfect spot to enjoy an evening BBQ.

Former Garage 18'4" x 8'2" (5.60 x 2.50)

With fitted workbench, shelving and part tiled floor.

Services

Mains water, drainage and electricity.
Propane Gas Central Heating

Tenure

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

Council Tax

Band D

Energy Performance Certificate

Band E

Viewing

By appointment with the agent . Egerton Estates
01248 852177

Vendor's Note

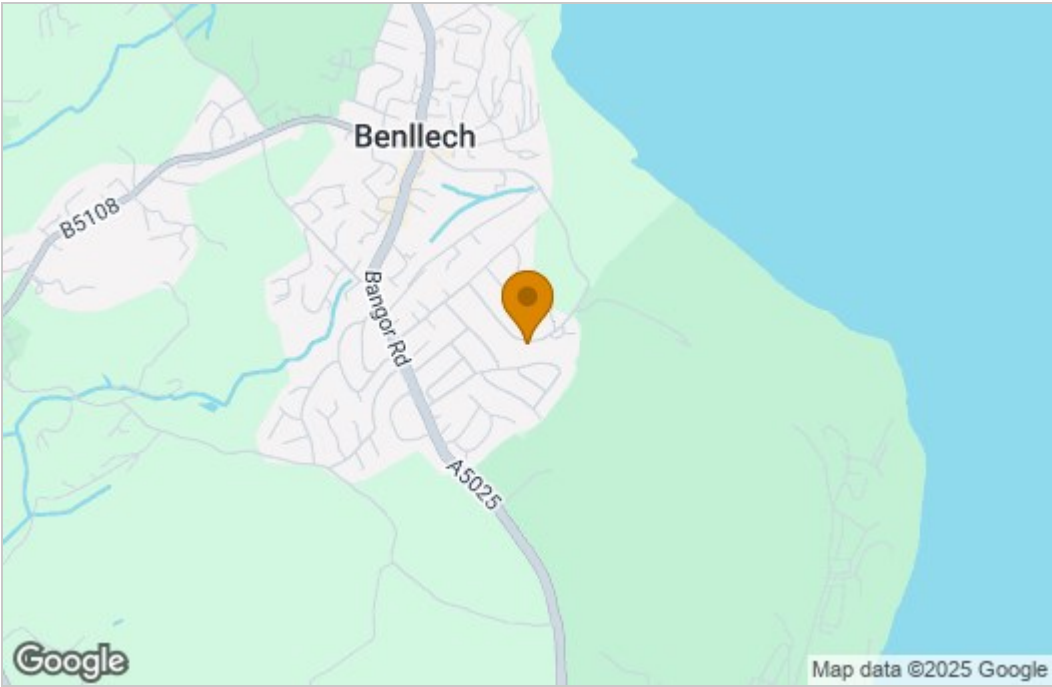
The renovations to this property have been extensive and include new roof tiles, new windows and doors throughout, newly insulated walls, ceilings and floors as well as being newly rewired, and having new central heating fitted with a new combi-boiler.

The vendors have NO Chain, and would consider selling the property furnished subject to negotiation.

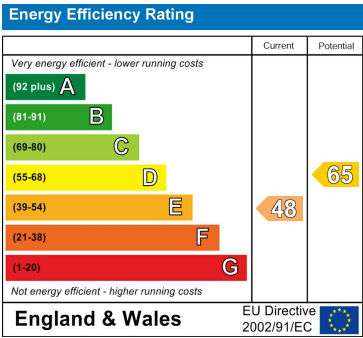
Floor Plan



Area Map



Energy Efficiency Graph



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