

EGERTON ESTATES



14a Bay View Road, Tyn-Y-Gongl, LL74 8TT

Offers In The Region Of £325,000

A modern detached bungalow in very good order throughout, well positioned on the popular Bay View Road being a short walk to the village's renowned sandy beach.

Built in 2004, the bungalow is designed to give ideal retirement accommodation, with a spacious living/dining room, a redesigned contemporary kitchen (2023), modern shower room and two double bedrooms. It is complimented by oil central heating, full pvc double glazed windows and doors and pvc fascia boards. It has ample off road parking and a private rear garden with a southerly aspect and paved patio. The roof was recovered in 2024 with 9 years warranty remaining.

Open Porch

With double glazed entrance door.

Hallway

Giving access to all principal rooms, radiator, dark grey laminated floor covering. Hatch with folding steps to fully boarded attic space designed with 'room trusses' to give good headroom, and with 'velux' window to give excellent scope for conversion subject to the necessary consents.

Living/Dining Room 20'8" x 11'5" (6.31 x 3.50)

A spacious living area having a wide front aspect bow window with radiator under and further radiator to the rear dining area. Contemporary pendant light with matching wall lights, t.v connection.

Kitchen 11'5" x 10'6" (3.50 x 3.21)

Having a quality range of base and wall units (2023) in a contemporary grey finish with matching grey floor covering and contrasting worktop surfaces. In addition there is a matching breakfast bar to one wall for two persons. Integrated appliances include a ceramic hob with chrome extractor over and electric oven under. Integrated tall fridge/freezer as well as a fitted washing machine. Contemporary 3 spot drop lights, part tiled walls, fitted wine rack, 1.5 bowl sink unit under a rear aspect window overlooking the rear garden. 'Worcester' oil central heating boiler, towel radiator. Double glazed door out to the rear patio.

Modern Shower Room 7'7" x 7'2" (2.32 x 2.19)

With a contemporary white suite with contrasting grey floor covering. Spacious shower enclosure with glazed surround and with twin head thermostatic shower control. Wash basin in a vanity unit with contemporary full height splashback with fitted mirror/light. W.c, radiator, contemporary ceiling light.

Bedroom One 13'9" x 10'6" (4.21 x 3.21)

A spacious double bedroom enjoying a private outlook over the rear garden and with additional patio doors opening onto the rear patio. Radiator.

Bedroom Two 13'11" x 10'6" (4.26 x 3.21)

Another double bedroom with front aspect window with radiator under.

Outside

Access directly off Bay View Road leads to an open tarmac parking area for 2-3 cars. Access either side leads to a delightful, private rear garden; enjoying a sunny southerly aspect and with a spacious paved patio adjoining the kitchen and rear bedroom. Level lawn area with central paved feature and established hedging to the boundaries. To include a timber garden shed, outside tap and external lighting.

Services

Mains water, electricity and drainage.
Oil fired central heating.

Energy Performance Certificate

Band. D

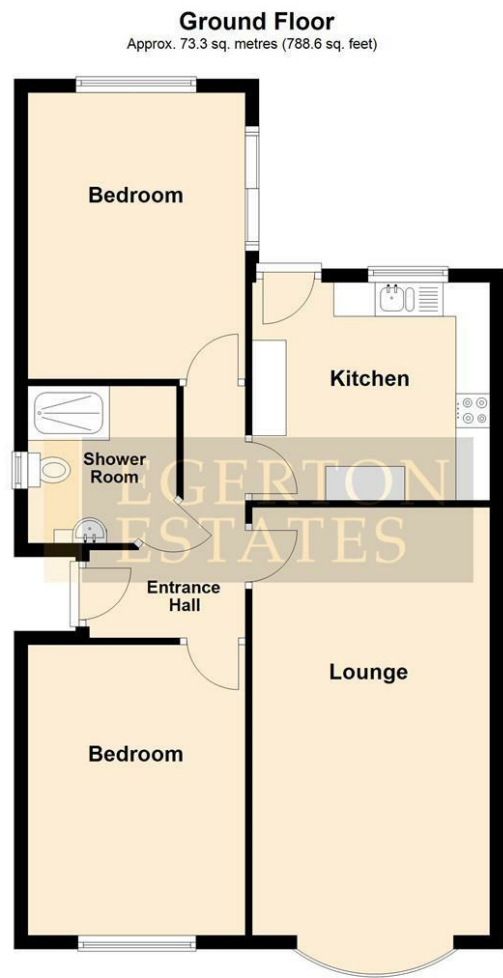
Council Tax

Band D

Tenure

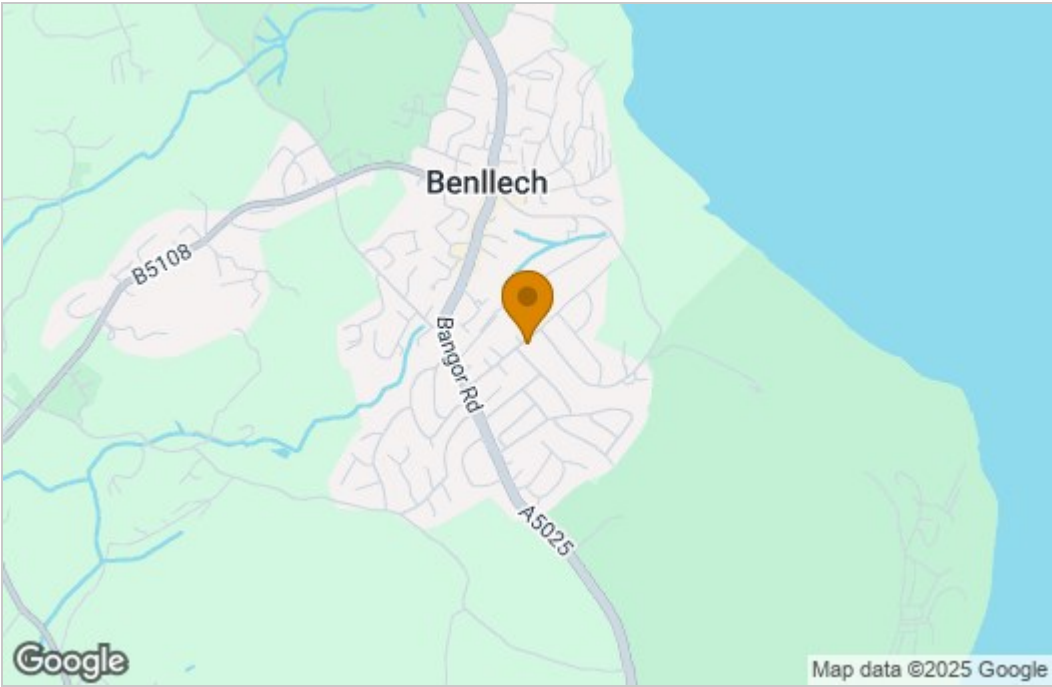
Understood to be Freehold which will be confirmed by the vendor's conveyancer.

Floor Plan

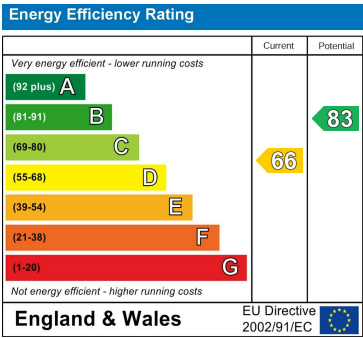


Total area: approx. 73.3 sq. metres (788.6 sq. feet)

Area Map



Energy Efficiency Graph



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