

EGERTON ESTATES



11 Bryn Siriol, Benllech, LL74 8TZ

Best Offers Around £210,000

REDUCED TO SELL! A neat two bedroom detached bungalow very centrally positioned within this popular seaside village being a very short walk to the village shops, and ideally suited for a retired buyer not wishing to be dependant on a motor car.

The bungalow has been upgraded by means of solar panels and an economic Air Source heating system (2023), and benefits from double glazed windows and doors. A further feature is a large floored attic room with good headroom and ideally suited for conversion or alternatively giving an excellent storage area. Gardens front and rear with distant sea views, off road parking and Garage.

Side Porch

Having a double glazed entrance door and side panel. Overhead lights. Steps up inner door leading to:-

Hallway

Giving access to all principal rooms, and with hatched and folding timber ladder to the Attic Room. Radiator

Living Room 18'4" x 11'8" (5.61 x 3.58)

Having a near full length double glazed front aspect giving good natural daylight and having a sunny southerly aspect. Feature fireplace with brushed metal surround and polished stone inlay and hearth and presently having an electric fire. Two pendant lights, two radiators and TV connection.

Kitchen/Breakfast Room 15'1" x 7'11" (4.60 x 2.43)

Having a good range of base and wall units in a light maple style timber finish with worktop surfaces and tiled surround, and with under pelmet lighting fitted. Stainless steel sink unit under a front aspect window, recess for an electric cooker with fitted extractor over. Airing cupboard with recently fitted hot water tank, two radiators, ample room for a breakfast table. Double glazed outside door to a side Porch with level access to front and rear.

Bedroom 1 11'3" x 9'10" (3.45 x 3.01)

Having a rear aspect window overlooking the rear garden and with distant sea views. Radiator.

Bedroom 2 9'11" x 9'4" (3.03 x 2.87)

Again with rear aspect window with radiator under and distant sea views.

Shower Room 6'4" x 5'8" (1.94 x 1.75)

With a corner shower enclosure with glazed doors and Triton electric shower control. Wash hand basin, WC, radiator and further wall mounted fan heater.

Attic Room 20'2" x 15'11" (6.15 x 4.86)

An excellent space which others on the estate have converted into an additional bedroom, being floored and with good headroom and gable window. Eaves storage cupboards.

Outside

A tarmacadam drive off the cul de sac gives off road parking for 1-2 cars and leads to the attached Garage.

Front garden area being part paved with flower borders and various shrubs.

Good sized rear garden area enjoying good privacy being mostly paved or pebbled and with flower borders and shrubbery.

Services

Mains water, drainage and electricity.

Recently installed Air Source heat pump to serve the central heating complimented by solar panels.

Tenure

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

Council Tax

Band D

Energy Efficiency

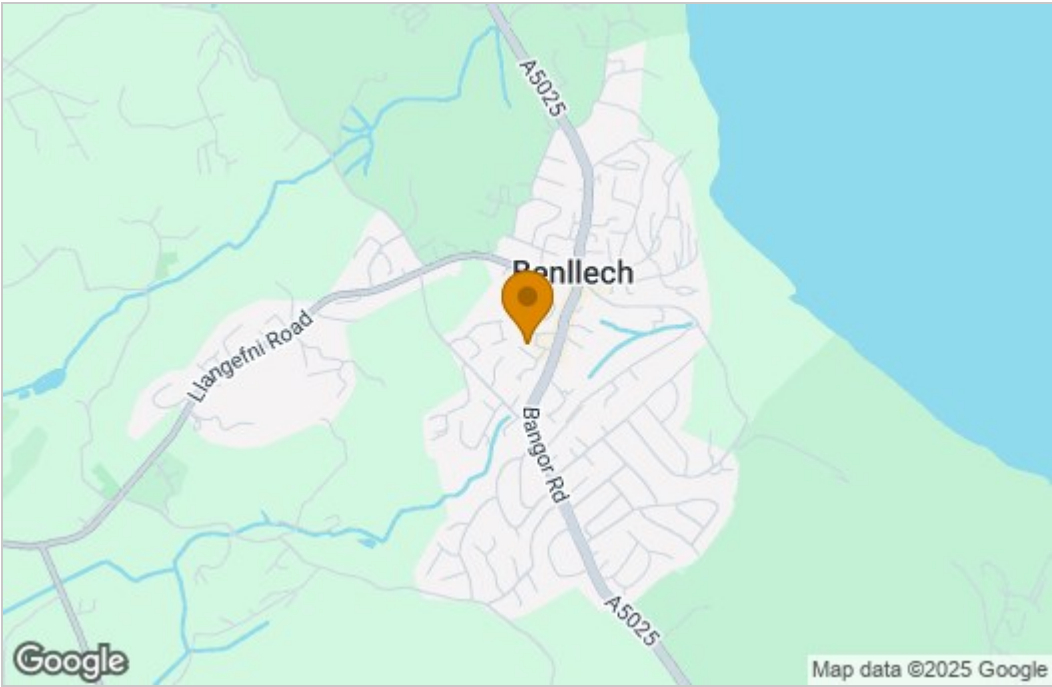
Band D

Floor Plan

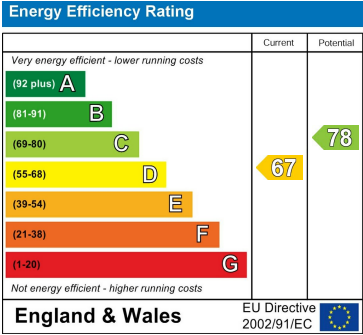


Total area: approx. 78.2 sq. metres (841.8 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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