

EGERTON ESTATES



Eliel, 7 Garreglwyd, Tyn-Y-Gongl, LL74 8RB

Offers In The Region Of £365,000

A spacious three bedroom semi-detached house, ideal for a growing family with spacious living accommodation and large gardens. Situated within this popular seaside village, the property enjoys fine sea and mountain views, especially from the first floor bedrooms, and provides three reception rooms, a spacious kitchen/breakfast room, utility with w.c and three good sized bedrooms, one with a hobbies/store room off. Family bathroom.

Ample off-road parking and garage, gas central heating and double glazing.

Well worth a viewing to fully appreciate.

Storm Porch

With double opening double glazed front door, tiled floor. Timber inner door to:

Hallway

With 'dog-leg' staircase to the first floor with understairs cloak cupboard, radiator.

Lounge 17'10" x 11'10" (5.46 x 3.63)

With double glazed front aspect window with sea views and radiator under and further radiator provided. Stone surround fireplace with slate hearth and fitted coal effect gas fire. Coved ceiling with two pendant lights, t.v connection. Patio door through to:

Rear Conservatory 14'8" x 7'0" (4.48 x 2.14)

With full width double glazed window enjoying a peaceful and private aspect over the rear garden as well as an outside door to the garden, wall lights.

Dining Room 12'4" x 9'1" (3.76 x 2.77)

With front aspect window with sea views painted tiled fireplace surround and hearth, radiator. Hatch to the kitchen.

Kitchen/Breakfast Room 15'3" x 12'6" max (4.66 x 3.82 max)

With a good range of base and wall units in a white laminate finish with contrasting worktop surfaces and tiled surround. Stainless steel gas hob with concealed extractor over, eye level double oven, recess for a washing machine. Stainless steel sink unit under a wide rear aspect window enjoying a lovely outlook over the rear garden. Light timber floor covering, ample space for a dining table with adjacent radiator.

Utility Room 8'5" x 5'7" (2.59 x 1.71)

With fitted units and worktop, space for a freezer, timber flooring, wall mounted 'Worcester' central heating boiler. Partitioned w.c. Double glazed door to:

Rear Porch 8'6" x 4'11" (2.60 x 1.50)

With tiled floor, double glazed outside door.

First Floor Landing

With hatch to the roof space, linen cupboard with shelving.

Bedroom One 14'3" x 10'4" (4.36 x 3.17)

With a wide front aspect window giving fine sea and mountain views. Radiator.

Bedroom Two 15'6" x 10'3" (4.73 x 3.13)

Again with a wide front aspect window with fine sea and mountain views. fitted mirror fronted wardrobe, radiator. Access door to:

Hobbies/Store 16'2" x 8'7" (4.93 x 2.62)

Being floored, with 'velux' window and power and light, an ideal storage or work room.

Bedroom Three 11'10" x 7'1" (3.63 x 2.18)

With rear aspect window, radiator.

Bathroom 7'1" x 6'3" (2.17 x 1.93)

Having fully tiled walls and a coloured suite of a panelled bath, corner shower cubicle with thermostatic shower control, wash basin, radiator and wall mounted fan heater. Seperate w.c.

Outside

A wide brick paved drive gives off-road parking for several cars and leads to an attached garage. Front lawned gardens with a wide selection of established shrubbery to the boundaries. To the rear is a large garden with pedestrian access to a lane to the rear. This garden is mostly lawn, but includes a wide selection of shrubs and plants to give much privacy. Gravelled patio area and timber shed on a concrete base.

Garage 16'0" x 8'7" (4.90 x 2.62)

With up and over door, power and light. Wall shelving.

Services

Mains water, drainage and electricity. Flow gas from the village supply. Propane gas central heating. Pvc double glazing.

Tenure

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

Energy Performance Certificate

Band F

Council Tax

Band E

Viewing

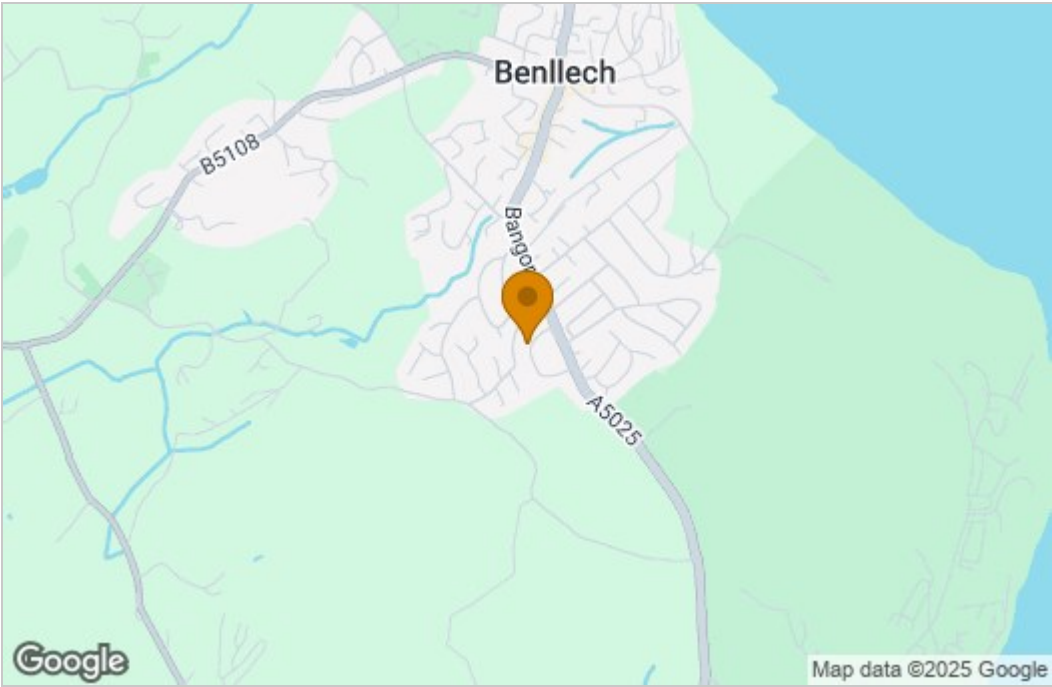
By appointment with the agent only Egerton Estates
01248 852177

Floor Plan

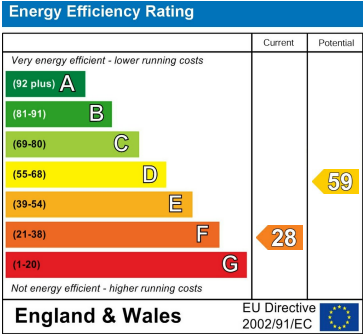


Total area: approx. 166.2 sq. metres (1789.0 sq. feet)

Area Map



Energy Efficiency Graph



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