

EGERTON ESTATES



13 Fern Hill, Tyn-Y-Gongl, LL74 8UE

Offers In The Region Of £329,950

A fully modernised and upgraded detached bungalow, enjoying a central village location, situated in a slightly elevated position to enjoy fine sea and coastal views to the rear. Within the last 3 years, the present owners have noticeably upgraded the bungalow to include a replacement kitchen as well as both bathrooms, renewal of the windows and doors, together with modern flooring and complete redecoration. In addition, a modern air source heating system has been provided together with solar panels. Presently used as a successful holiday let, the bungalow can be purchased as an on-going concern, with the whole in 'turn-key' condition, and must be viewed internally to fully appreciate.

Entrance Hall

With composite double glazed front door, timber effect vinyl floor covering, half height timber panelled walls, radiator, hatch to the roofspace.

Living/Dining Room 20'8" x 11'5" (6.32 x 3.49)

A delightful naturally light room with a near full width and length rear patio door giving fine sea views and leading onto a recently fitted patio. The daylight is amplified by a further wide front aspect window and complemented by light and contemporary decoration and a timber effect vinyl floor covering. Feature fireplace surround with timber surround and light stone inlay and hearth with fitted 'living flame' propane gas fire. Two radiators, coved ceiling with pendant light, wall mounted t.v fixing.

Kitchen 10'11" x 7'6" (3.33 x 2.30)

Fitted in 2022 in a pale blue finish with contrasting timber worktop surfaces and tiled surround; and timber effect tiled floor. Integrated appliances include an eye level oven with microwave over, ceramic hob with extractor over, fridge/freezer and integrated washing machine. 1.5 bowl ceramic sink unit with monobloc hot tap under a rear aspect window with fine distant sea views. Composite double glazed stable door to the rear patio, radiator, ceiling downlights.

Bedroom One 10'4" x 9'0" (3.15 x 2.75)

With recently fitted bedroom furniture to include wardrobes either side to an integrated bed recess, and additional drawers, with wall mounted t.v fixings over. Radiator, front aspect window.

En-suite 5'7" x 3'2" (1.71 x 0.98)

With a full width shower enclosure with glazed doors and thermostatic shower control. Wash basin, w.c. Fully tiled walls and floor, and pvc panelled ceiling with downlights and extractor fan.

Bedroom Two 13'10" x 11'0" (4.24 x 3.37)

With rear aspect window enjoying fine sea views and with radiator under. Full width fitted contemporary wardrobes in a dual pale green/white finish with additional drawers. Timber laminated floor covering, wall mounted t.v fixings.

Bathroom 6'7" x 5'5" (2.01 x 1.66)

With a recently fitted white suite comprising a 'P' shaped panelled bath with 'rain shower' head and hand held shower over with glazed shower screen. Wash basin in a dual coloured vanity unit and mirror fronted wall cabinet over, w.c. Fully tiled walls, floor, and pvc panelled ceiling with downlights. Radiator.

Outside

A concreted drive off the estate road gives 'off road' parking and leads to the attached garage. Lawned front garden area with established shrubbery and gravelled area to the side of the drive to give

additional parking if required. A feature of the rear garden is the newly provided and spacious raised composite decked area, with direct access off the living room and kitchen giving a perfect spot to sit outside and enjoy the summer sun. At a slightly lower area is a secluded lawned garden enjoying much privacy with established hedging and fencing.

Garage 16'4" x 7'10" (5.00 x 2.39)

With up and over door and rear personal door. Workbench, shelving, power, light and solar panel controls.

Services

Mains water, drainage and electricity.
Recent air-source heating system and solar panels.

Tenure

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

Holiday Let

The bungalow is presently used for holiday letting (up to 4th October 2025) and contents can be made available by separate negotiation.
Given its present use, viewings are normally only available by appointment at 'change over' which is a Saturday between 10:30-2pm.

EPC

Band B

Council Tax

Band D

Floor Plan

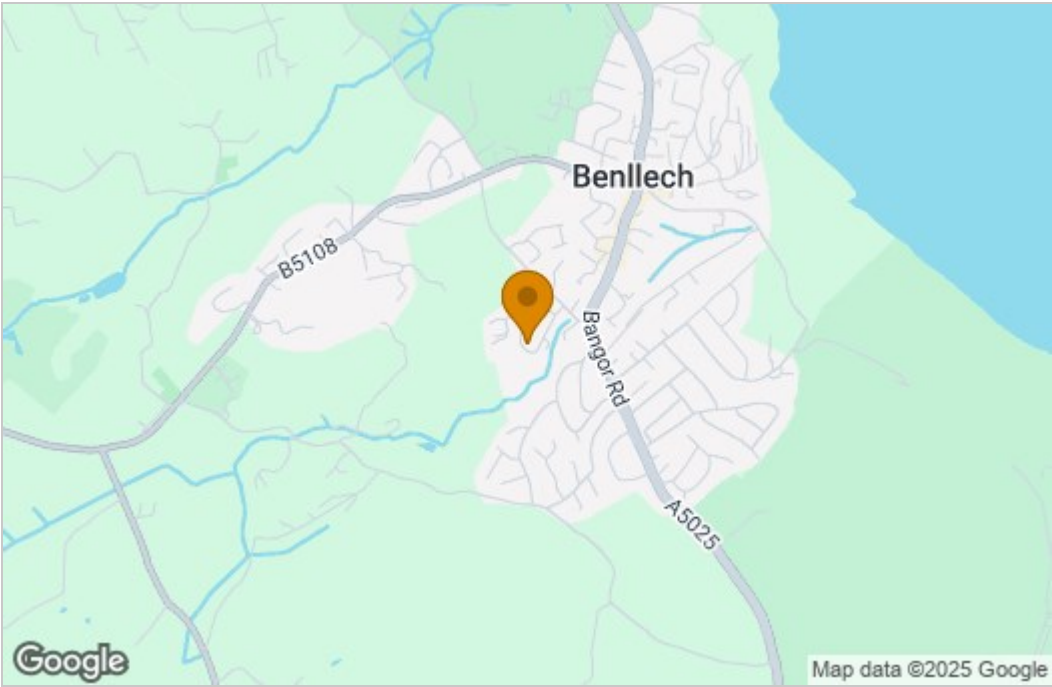
Ground Floor

Approx. 83.0 sq. metres (893.0 sq. feet)

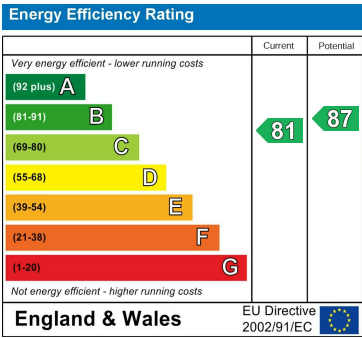


Total area: approx. 83.0 sq. metres (893.0 sq. feet)

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