

# EGERTON ESTATES



## **Tan Dinas Lodge Dinas Farm, Tyn-y-Gongl, LL74 8RU**

**Price Guide £300,000**

A superbly positioned detached chalet, enjoying a slightly elevated position to enjoy panoramic sea views over Traeth Bychan beach. Located on a small freehold farm with other similar chalets, the property owns a share of the freehold of the farm, giving security of tenure and the option to replace the existing timber chalet with a more modern equivalent. The farm has direct foot access to Traeth Bychan beach which is renowned for its local water sports activities and is home to a small sailing club. The coastal path is very close. There is full fibre to the property, a remote heating control and outlook webcam.

Access is good as it is located at the end of a lane, and walls of the chalet are well insulated.

A very rare opportunity to purchase a chalet on this freehold site where most being owned by the same families since the inter war period.

### Entrance Hall

With pvc double glazed entrance door, timber laminated flooring. Hatch to roof space.

### Living/Dining/Kitchen 25'8" x 10'7" (7.84 x 3.24)

Having two wide front aspect windows plus a double glazed front door giving a panoramic view over Traeth Bychan over the headland towards the village of Moelfre.

The kitchen area has a good range of modern style base and wall units in a matt white shaker style finish with contrasting worktop surfaces to include a stainless steel sink unit under a wide front window giving fine views. Extended worktop giving a breakfast bar area, recess for an electric cooker with fixed extractor hood over. Further recess for a washing machine and fridge. The living and dining area offers a spacious living area with space for a large dining table with nearby electric heater, while the present sofa area has a low double glazed window to take full advantage of the simply outstanding sea views. Further electric wall heater, t.v and telephone connection points, ceiling downlights and timber laminated flooring throughout. The front door gives access to a spacious timber deck patio to allow for outside dining and panoramic coastal views.

### Bedroom One 9'9" x 9'8" (2.99 x 2.97)

With rear aspect window, wall mounted electric heater.

### Bedroom Two 9'8" x 9'3" (2.96 x 2.83)

With rear aspect window, wall mounted electric heater.

### Shower Room 5'11" x 4'5" (1.81 x 1.35)

With a white suite comprising a corner shower enclosure with tiled surround and 'Mira' electric shower control. Wash basin, w.c. electric towel radiator, tiled floor and half tiled walls with shelf. Electric fan and window.

### Outside

Access off the farm road leads to a private parking/boat parking area for 2-3 cars (lengthwise), which extends to the rear to give a spacious and sunny paved garden area enjoying a good amount of privacy, the rear garden area extends to a lawned garden with timber garden shed.

To the front a timber decked patio extends the whole frontage of the cabin to give a spacious area to sit outside and enjoy the beach and sea views.

### Tenure

Dinas Farm fields is held on a freehold basis which is shared with other chalet owners (commonhold). There is a management committee and secretary. Details of payments not yet obtained., and are in the region of £200 per year to cover water, sinking fund, grass cutting and maintenance of communal areas. Permanent occupation is not allowed.

### Services

Mains water and electricity. Private drainage. Electric Heating can be controlled remotely to allow for a warm arrival at the chalet.

### Directions

From Benllech proceed on the A5025 (Amlwch Road) out of the village for about 1 mile and in a slight 'dip' in the road turn right into what is a large layby. Proceed down the lane at the very bottom of the lay-by and continue left past Penrhyn Point holiday park. Continue until the Dinas Farm sign and continue taking care on the narrow track

### Council Tax

Band A (£2588.96 /2024) (Including the premium.)

### Viewing

Strictly by appointment with the agent. Egerton Estates Benllech 01248 852177.

### Agents Notes

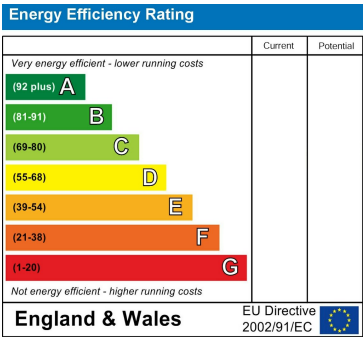
The photographs were provided by the vendor. The twilight beach scenes are from his evening walk.

Floor Plan

Area Map



Energy Efficiency Graph



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