



## 8 Ponc Y Rhedyn

Benllech, Tyn-Y-Gongl, LL74 8AD

Offers In The Region Of £279,950



A modern end terraced house, built in 2012 and situated at the far end of a small cul de sac, on a sought after estate within the popular seaside village of Benllech, considered convenient for local amenities and of course Benllech's renowned sandy beach. The modern and heat efficient accommodation is considered a perfect first time purchase providing a spacious hall with cloakroom off, living room, comprehensively fitted kitchen, as well as three good bedrooms and two bathrooms. Private garden to the rear with patio and allocated private parking for two cars. Well worthy of inspection and sold with NO onward chain.



### Open Porch

With overhead light, composite double glazed front door.

### Spacious Hall

With staircase to the first floor, radiator.

### Cloakroom

With W.C. wash basin, radiator.

### Living Room 15'7" x 10'8" (4.77 x 3.26)

Having a wide front aspect window, contemporary false fireplace surround with fitted electric fire, radiator. t.v and telephone connection.

### Kitchen/Dining Room 17'5" x 9'9" (5.31 x 2.98)

Having a comprehensive range of light laminated timber base and wall units with contrasting worktop surfaces and upstands and with a 1.5 bowl stainless steel sink unit under a rear aspect window. Comprehensively fitted to include a hob unit with stainless steel splashback with extractor over and oven under. Integrated washing machine and dishwasher, radiator, ceiling downlights.

Dining area adjacent to double opening doors to the rear garden.

### First Floor Landing

With cupboard housing a 'Worcester' ????. Hatch to the attic space, radiator.

### Bedroom One 13'3" x 8'11" (4.05 x 2.73)

A spacious double bedroom with front aspect window with radiator under. T.V. aerial connection.

### En-suite 7'9" x 2'11" (2.37 x 0.89)

With a shower enclosure with thermostatic shower control and glazed doors. Wash basin, W.C. chrome towel radiator, electric shaver point.

### Bedroom Two 10'4" x 8'11" (3.16 x 2.74)

Another double bedroom with rear aspect window with radiator under.

### Bedroom Three 9'10" x 8'2" (3.01 x 2.50)

With fitted wardrobe, front aspect window with radiator under.

### Bathroom 6'8" x 5'5" (2.04 x 1.67)

Having a modern suite in white comprising a panelled bath with thermostatic shower over and glazed shower screen. Wash basin, w.c, electric shaver point, tall chrome towel radiator.

### Outside

Small gravelled area to the front and side access to a good sized rear garden, enjoying a good amount of privacy with patio paved adjacent to the rear kitchen 'French doors' with nearby 'Worcester' heat pump. Small garden shed. Allocated parking to the front for two cars (lengthwise)

### Services

Mains water, drainage and electricity.  
Efficient Bosch Greensource central heating system. (9.5kw heat/water air source pump)  
Double glazed.

### Tenure

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

### Energy Performance Certificate

Band C (70/85)

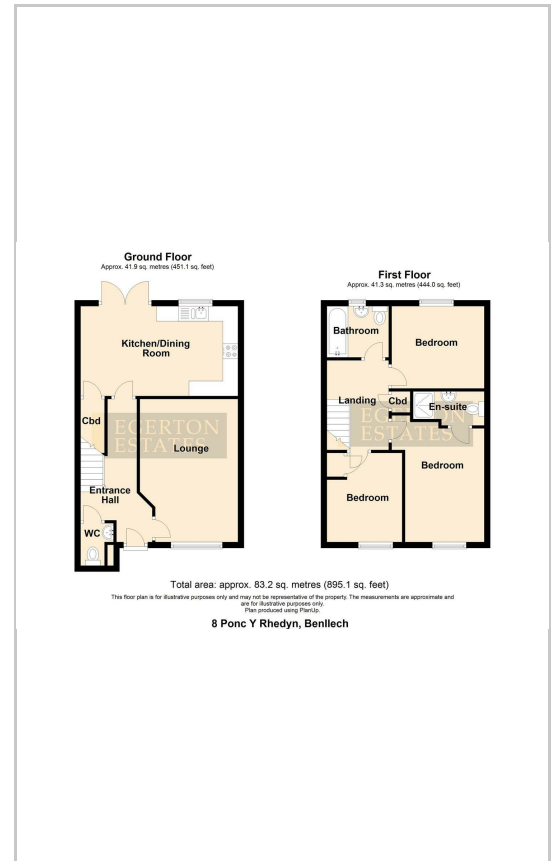
### Council Tax Band

Ynys Mon Band C

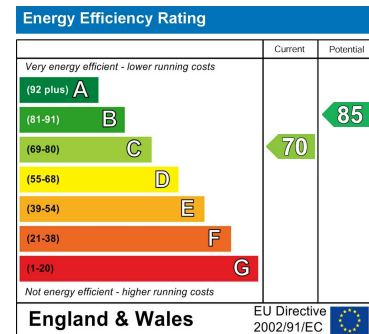
## Area Map



## Floor Plans



## Energy Efficiency Graph



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