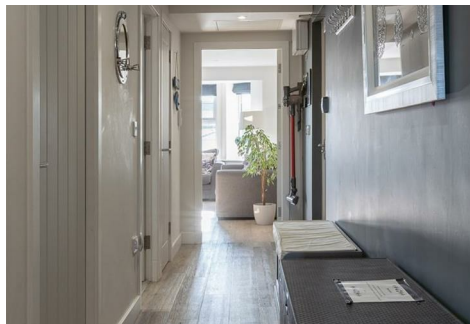


EGERTON ESTATES



Apartment 4 Bay View Beach Road, Tyn-Y-Gongl, LL74 8UN

Offers In The Region Of £299,950

An immaculate purpose-built modern (2017) two bedroom apartment, situated on the first floor of this very popular development, being a two minute walk to Benllech's renowned sandy beach and close to all village amenities. The apartment itself is one of the four largest in the development (812 sq Feet) and enjoys fine sea views over the beach towards the Great Orme, and is fitted out to a high standard with a fully fitted kitchen with 'Neff' appliances, underfloor heating and double glazing. It provides an open plan kitchen/dining/living area with walk-in bay window, while the main bedroom has a walk-in bay window as well as being en-suite. Further double bedroom and family bathroom with shower. Secure gated entry and allocated parking space.

Can be sold fully furnished with onward holiday bookings if required.

Communal Hall

With both communal lift and staircase to the first floor.

Entrance Hall

Giving access to all principal rooms and with intercom control unit giving access to people at the main gate as well as the main entrance door. With contemporary light grey 'Amtico' flooring.

Kitchen/Dining/Living Room 21'5" x 13'8" (6.54 x 4.17)

Being open plan and with dual aspect windows giving excellent natural daylight and views over the beach towards the Great Orme. Light timber effect tiled floor.

Fully Fitted Kitchen

Having an extensive range of base and wall units in a white laminate finish with contrasting grey worktop surfaces with upstands and matching splashback to a 'Neff' ceramic hob with modern extractor over and 'Neff' oven under. Other integrated fittings include a full height 'Neff' fridge and freezer plus a 'Neff' dishwasher and wall mounted microwave. 'Franke' stainless steel sink unit with

Living/Dining

A spacious area for the family with wide front bay window and wall mounted t.v connection.

Bathroom 7'5" x 6'11" (2.28 x 2.11)

Having a modern white suite with contrasting light grey tiled floor and contemporary patterned grey tiling to the bath area. The panelled bath has a 'Mira' thermostatic shower over and glazed shower screen. Wash basin with large mirror/light over, w.c, towel radiator.

Bedroom One 16'2" x 13'9" (4.95m x 4.21m (into Bay))

An impressive bedroom with wide bay window enjoying views of the beach and sea. Wall mounted t.v connection.

En-suite

Having a corner shower enclosure with thermostatic shower control and glazed doors, wall mounted wash basin with large mirror /light over, w.c, towel radiator, light grey floor tiles with contrasting darker grey tiles.

Bedroom Two 11'11" x 11'1" (3.64 x 3.40)

A spacious twin or double bedroom with wall t.v aerial point.

Outside

Access to the development is via a secure gated entrance, leading to an allocated parking space being a convenient end space and adjacent to the main entrance doors. A number of visitor parking spaces are also provided. There are communal

outside seating areas to the rear with a BBQ area. There is a stream at the bottom of the car park with a small bridge leading to additional seating areas.

Services

Mains electricity with underfloor heating with controls provided for each room and which can also be controlled by a mobile app, as can the electric hot water.

Mains drainage and water.

Tenure

The apartment is held on a 250 year lease as of 2017.

Ground rent £407.50 per annum paid in 2 instalments in March and September.

Service charge £1734 (last review 2025) which can be paid monthly (£144.49)

10 Year Premier Building Warranty (2018)

Council Tax

The property has rateable value of £ 2600 as the apartment is currently used as a successful holiday let. No rates payable under the Small Business Relief Scheme.

The property would have a council tax band of E if removed off business rates.

Energy Performance Certificate

Band B

Agents Notes

The property presently trades as a successful holiday let via Menai Holidays. Contents can be available by negotiation if required as well as future bookings.

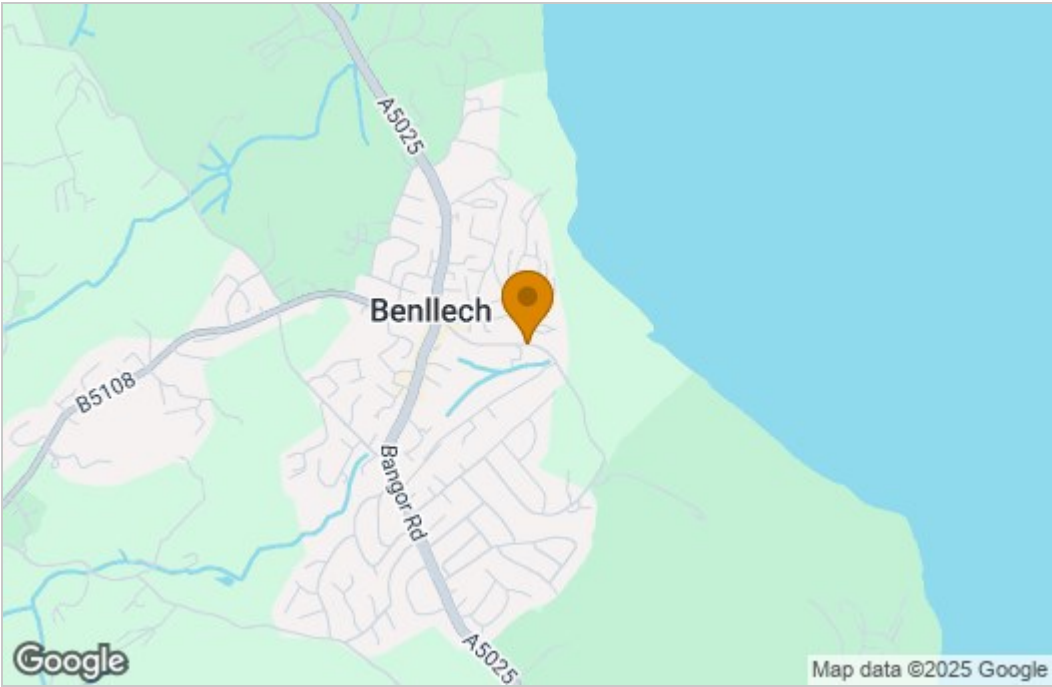
Floor Plan



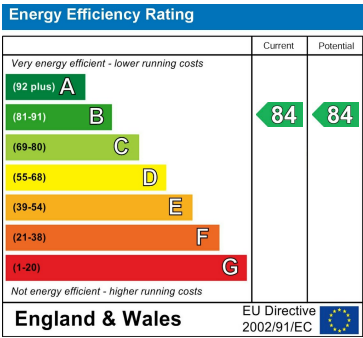
Total area: approx. 70.0 sq. metres (753.9 sq. feet)

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



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.