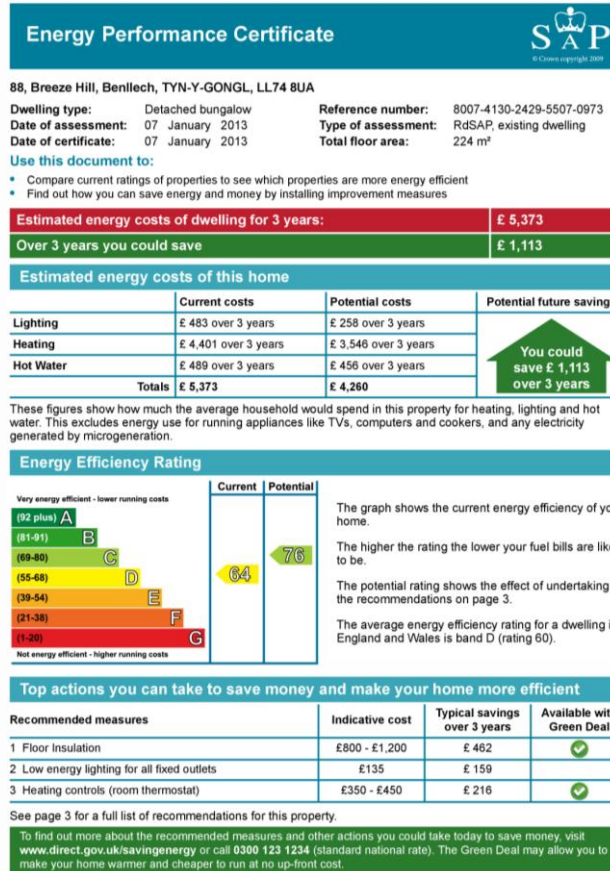


Total Approx Floor Area – 2288ft² (212.6m²)

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Jasmine Cottage, 88 Breeze Hill, Benllech, Anglesey LL74 8UA • Offers In The Region Of £295,000

With the beach just minutes away, life really could be a breeze at 88 Breeze Hill!

- Substantial & Enlarged Detached Residence
- Generous Corner Plot With Extensive Gardens
- Tastefully Modernised & Well-Presented
- 5 Bedrooms (4 With En-suite Shower Rooms)
- 3 Reception Rooms & 2 Modern Kitchens
- uPVC Double Glazing & Oil Central Heating
- Pleasant Sea Views From Several Rooms
- Ample Private Parking (With Space For Garage)
- A Versatile Property Close To The Sea
- An Exciting Opportunity - Viewing Is Essential



llangefni@dafyddhardy.co.uk | 01248 723322

3 Bulkley Square, Llangefni, Anglesey LL77 7LR

Jasmine Cottage, 88 Breeze Hill, Benllech, Anglesey, North Wales LL74 8UA



Description: Jasmine House is a particularly spacious and versatile 5 Bedroomed Detached Residence positioned on a generous corner plot of attractive established gardens, located in a favourable central position within this popular seaside village and enjoying far reaching sea views from the majority of rooms. The fully modernised and well-presented accommodation has been much enlarged in recent years by the present owners who have run a highly successful Holiday Let/B&B business from whilst retaining the residence as their home - part of the accommodation can function as a self-contained 1 bedroomed annexe - this makes the property especially suitable if you have a dependant relative and/or possibly a large family to cater for. All first floor bedrooms have modern en-suite facilities and the galleried landing even provides a relaxing seating area. The gardens add much appeal, being well-maintained with plentiful parking, a large pond and private patio complete with hot tub! Benefiting from uPVC double glazing and oil central heating to the majority of rooms, the accommodation comprises: Entrance Hall, main Reception Hall, Lounge, Sitting Room, Dining Room, 2x Kitchens, Utility Room, Bedroom, Bathroom and Shower Room to ground floor; galleried Landing, 4 Bedrooms and 4 En-suite Shower Rooms. With the beach within walking distance including local amenities, this could be all the home you'll ever need and viewing is essential to fully appreciate.

Location: The coastal village of Benllech is positioned along the sheltered eastern edge of Anglesey which offers some fabulous beaches and a varied coastline with over 120 miles of coastal footpaths. This thriving village is frequented by visitors during the warmer months who enjoy the delights of Anglesey and the sandy beach here at Benllech. There are many amenities within the village such as shops/supermarket, pubs and eateries, post office, chemist, doctors' surgery, library as well as numerous independent traders/retailers and businesses and a primary school. On the sea front there is bistro and café. The main town of Llangefni is within easy reach and has an extensive range of shops, supermarkets and other amenities readily available. Primary and secondary schools are also to be found in the town along with further education facilities. Anglesey has much to offer in the way of sailing and water sports, historical sites, climbing, motorsports and nature reserves. The mainland is approximately 20 minutes' drive as is the main A55 expressway which crosses the Island and connects to the main motorway network.

Property Features

Entrance Hall

- Dining Room:** 17' 3" x 11' 2" (5.26m x 3.41m)
- Kitchen 1:** 1 16' 11" x 7' 3" (5.17m x 2.22m)
- Lounge:** 16' 11" x 11' 6" (5.16m x 3.52m)
- Sitting Room:** 12' 10" x 11' 5" (3.93m x 3.48m)

- Kitchen 2:** 12' 10" x 13' 7" (3.93m x 4.15m max)
- Utility Room:** 12' 4" x 5' 10" (3.78m x 1.80m)
- Bedroom 5:** 12' 1" x 9' 10" (3.70m x 3.00m max)
- Bathroom:** 5' 8" x 6' 4" (1.73m x 1.95m)
- Shower Room:** 5' 3" x 6' 4" (1.61m x 1.94m)
- Landing**
- Bedroom 1:** 10' 1" x 13' 11" (3.09m x 4.26m max)
- En-Suite:** 3' 2" x 8' 6" (0.98m x 2.61m)
- Bedroom 2:** 11' 5" x 12' 9" (3.48m x 3.90m max)
- En-Suite:** 5' 0" x 7' 8" (1.53m x 2.36m)
- Bedroom 3:** 10' 11" x 14' 5" (3.33m x 4.41m max)
- En-Suite:** 7' 11" x 5' 4" (2.43m x 1.65m)
- Bedroom 4:** 10' 10" x 14' 5" (3.31m x 4.41m max)
- En-Suite:** 8' 0" x 5' 4" (2.44m x 1.65m)

Outside: A gated driveway allows for ample off road parking with enough space for storing a touring caravan or boat. The lawned gardens, which are neat and well-presented, have well established shrubbery borders affording much privacy whilst well-stocked flowerbeds add a dash of colour. A gravelled section of the garden is home to a large pond and water feature, offering a pleasant seating area whilst watching the fish! A further highlight is the section of garden to the northern elevation which is totally enclosed with a covered hot tub and patio seating area – sure to prove a big hit with youngsters

Directions: From Llangefni, follow the B5110 in the direction of Benllech, turning right on reaching Brynteg onto the B5108 (by the California public house) and continue on this road into Benllech. Turn right onto the A5025 and proceed past the Plas Glanrafon Hotel on your right, taking the second turning on your right into Breeze Hill where you will find the property immediately on your right hand side.

Services: We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating: Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure: We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment:
Tel: 01248 723322
Email: llangefni@dafyddhardy.co.uk

