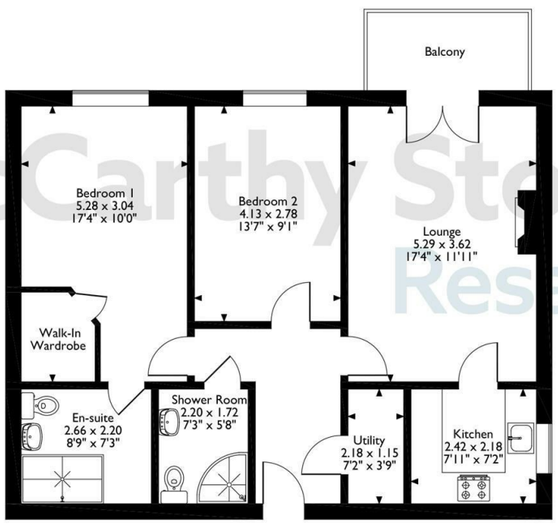
McCarthy Stone
Resales

Plas Glanrafon, Flat 21, Benllech, Tyn-y-Gongl
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.

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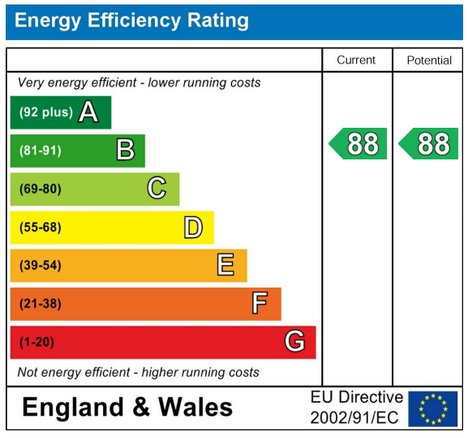
Council Tax Band: E



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

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The Property Ombudsman

McCarthy Stone
Resales

21 Plas Glanrafon

Bangor Road, Tyn-Y-Gongl, LL74 8TP

PRICE REDUCED

PRICE REDUCTION

Offers in the region of £269,500 Leasehold

A spacious TWO DOUBLE BEDROOM retirement apartment, located on the FIRST FLOOR. Benefitting from WALK OUT BALCONY from the living room, as well as WALK-IN WARDROBE and EN-SUITE to master bedroom. Built & Managed by McCarthy Stone and part of our retirement living range of properties

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Bangor Road, Benllech, Tyn-y-Gongl,

2 Bed | £269,500

PRICE REDUCED

The Development
Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquility of the beach. Relax in the homeowners' lounge which features professionally designed interiors with space for guests, social activities and events. Friends and family are always welcome and can book a stay in the on-site Guest Suite (For additional fee per night - subject to availability).

Benllech is a quaint beach town and enjoys stunning coastal views with a short ½ mile walk to the main high street and beach. What's more, with a Tesco Express and a Co-Op store within 200 yards of the complex, as well as the local butchers, bakers, and cafes in town, everything you need, really is on your doorstep.

This McCarthy and Stone Retirement Living complex is also close to the local library, tennis courts and bowling greens. There is also a brand new state of the art GP surgery that is opposite the development which offers a variety of weekly clinics.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall
Oak Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage room housing the boiler and washing machine. The 24-hour Tunstall emergency response pull cord system, Illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Other doors lead to the living room, both bedrooms, shower room and an additional storage cupboard.

Living Room
The living room is complimented by a modern wall mounted electric feature fireplace, making a lovely focal point to the room. A double glazed door allows natural light to flood into the apartment as well providing access to a walk out balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect part glazed door leads into a separate kitchen.

Kitchen
A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

Bedroom One
Oak effect door leads to a good sized double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Double glazed window. Door to the en-suite shower room.

En-suite Shower Room
Modern en-suite shower room with suite comprising; level access walk-in shower cubicle, low level flush WC and vanity unit with inset sink and mirror above. Heated towel radiator. Tiled floor.

Bedroom Two
A second double bedroom which could alternatively be used as a reception room, study or hobby room. Ceiling lights, TV point. Double glazed window.

Shower Room
Shower room with modern suite comprising; level access shower cubicle, low level flush WC and vanity unit with inset sink and mirror above. Heated towel radiator. Tiled floor.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £5,365.47 per annum (for financial year ending 30/06/2027).

Lease Information
Lease : 999 years from 1st June 2018
Ground rent: £425 per annum
Ground rent review: 1st June 2033

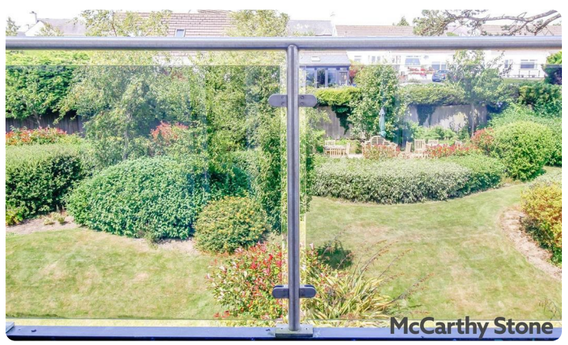
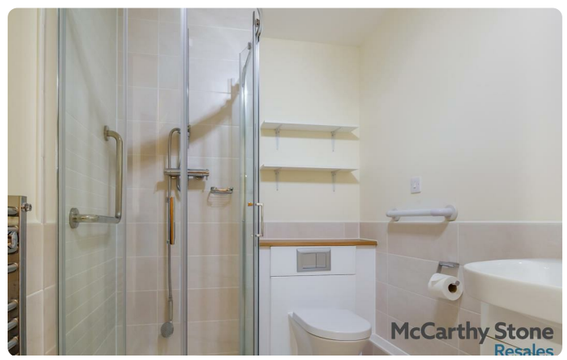
Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric underfloor heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.