Excellent

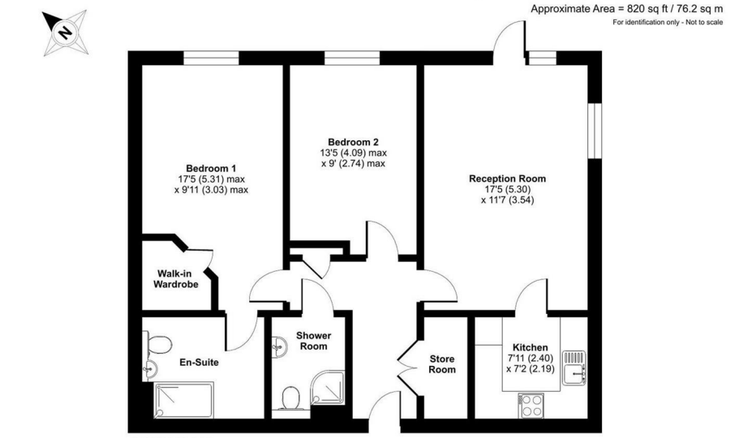
Trustpilot

McCarthy & Stone
Resales.

Plas Glanrafon, Benllech, Tyn-y-Gongl, LL74

Approximate Area = 820 sq ft / 76.2 sq m

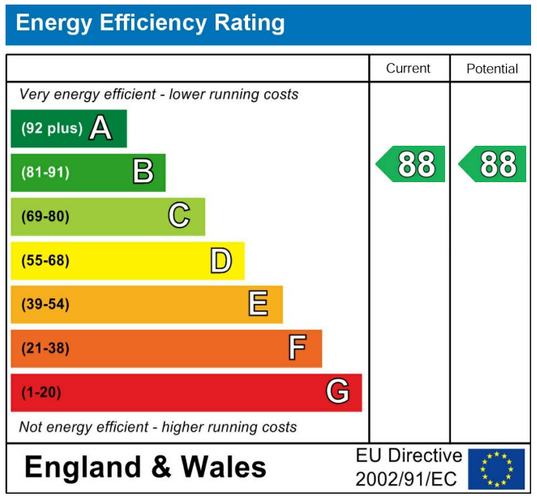
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for McCarthy & Stone Management Services. REF: 8 Plas Glan





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







8 Plas Glanrafon

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

2 | 2 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 8 Plas Glanrafon could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £275,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom retirement living apartment
- Walk out patio from lounge
- Modern fitted kitchen
- En-suite to master bedroom
- Social homeowners' lounge
- Landscaped gardens
- Guest suite for visiting family & friends
- House Manager on-site during office hours
- Emergency call system
- Camera entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 Plas Glanrafon, Tyn-Y-Gongl

2 | 2 | Asking price £275,000

Plas Glanrafon
Located on the thriving Isle of Anglesey, this stylish development is perfect for those who want to enjoy the tranquillity 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 (usually for a fee of £35 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.

Ideally located, Plas Glanrafon is within easy reach of local shops, parks, transport links, and a range of everyday amenities, making it the perfect setting for a convenient and enjoyable retirement lifestyle.

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.

Property Overview
This very well presented two-bedroom, lower-ground-floor apartment enjoys a desirable position overlooking the communal gardens to the rear of the development . The spacious lounge opens directly onto a private patio, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe and a contemporary en-suite shower room, a good sized second double bedroom and showeroom,and a spacious utility room housing a washer-dryer.

Car Parking
A car parking space is included within the sale of the apartment.

Social Lifestyle
The Communal Lounge is at the heart of the community at Plas Glanrafon and is where the majority of social gatherings take place. Regular activities include; coffee mornings, chair yoga, film afternoons, art classes, knit & natter and the occasional fish and chip supper. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Plas Glanrafon the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy & Stone Homeowner

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

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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

Service Charge: £5,365.56 per annum (up to financial year end 1st July 2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease : 999 years from 1st June 2017
Ground rent: £495.00 per annum
Ground rent review: 1st June 2032

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.













