

EGERTON ESTATES



85 Lon Gogarth, Tyn-Y-Gongl, LL74 8TA

Offers In The Region Of £345,000

A modernised and extended detached two bedroom bungalow situated in a popular part of the village, enjoying sea views to the front. The bungalow is immaculately presented and provides for a hallway, spacious lounge with sea views, an open plan kitchen/dining room with access to a private rear garden. Two double bedrooms and modern bathroom. Ample gardens, being very private to the rear and ample off road parking and garage. Fully double glazed with oil central heating.

Vestibule Porch

With composite double glazed entrance door and side panel, quarry tiled floor, glazed inner door to:

Hallway

With an attractive timber laminate floor covering extending into the living room, and with cloak cupboard, radiator and telephone connection.

Lounge 16'11" x 12'5" (5.18 x 3.79)

Having a near full width double glazed window to the front elevation giving sea views and views towards the headland. Fireplace recess housing a woodburning stove on a tiled hearth. Coved ceiling with two pendant lights and further wall lights. Attractive timber laminate floor covering, tv connection and radiator.

Kitchen/Dining Room

In an open plan style.

Dining Area 12'5" x 7'10" (3.81 x 2.40)

With ample room for a larger dining table and with radiator, timber laminated floor covering.

Kitchen Area 12'4" x 9'5" (3.78 x 2.88)

Having a comprehensive range of modern wall and base units in a light cream shaker style finish with light timber worktop surfaces and tiled surround. Recess for an electric cooker with concealed extractor over, and further recess for both a washing machine and dishwasher. Stainless steel sink unit under a side aspect window and further French style double glazed and double opening giving access to the southerly facing rear garden, and also giving an excellent amount of natural daylight to the kitchen area. Internal door to the garage, radiator.

Bedroom One 11'11" x 10'10" (3.65 x 3.32)

Having a wide rear aspect double glazed window enjoying a private aspect over the rear garden and with radiator under.

Bedroom Two 10'10" x 8'10" (3.32 x 2.71)

Having a wide front aspect double glazed window to give fine sea and headland views. Radiator.

Bathroom 8'11" x 6'3" (2.73 x 1.93)

Having a modern suite in white comprising a 'P' shaped panelled bath with electric shower over and glazed shower screen. Wash basin, w,c, towel radiator.

Fully tiled floor and walls to include a wall mounted mirror and shelf with shaver point. Spacious linen cupboard with shelving.

Outside

Set back off Lon Gogarth, there is a tarmacadam drive to give off road parking for two cars and which gives access to the garage. Low maintenance gravelled front garden area with shrubbery. Access

to either side leads to a well tended and especially private rear garden area which includes a lawn and an area dedicated to plants and dwarf trees to the rear boundary. There is also a spacious paved and sheltered patio area together with a garden shed.

Garage 18'10" x 8'5" (5.75 x 2.57)

With up and over door, 'Worcester' oil fired central heating boiler, internal door to the bungalow, power and light.

Services

Mains Water, drainage and electricity. Oil fired central heating and pvc double glazed windows and doors.

Tenure

The bungalow is understood to be freehold and this will be confirmed by the vendor's conveyancer.

Council Tax

The property has successfully traded as a holiday let over the last 17 years and has a rateable value of £3250.

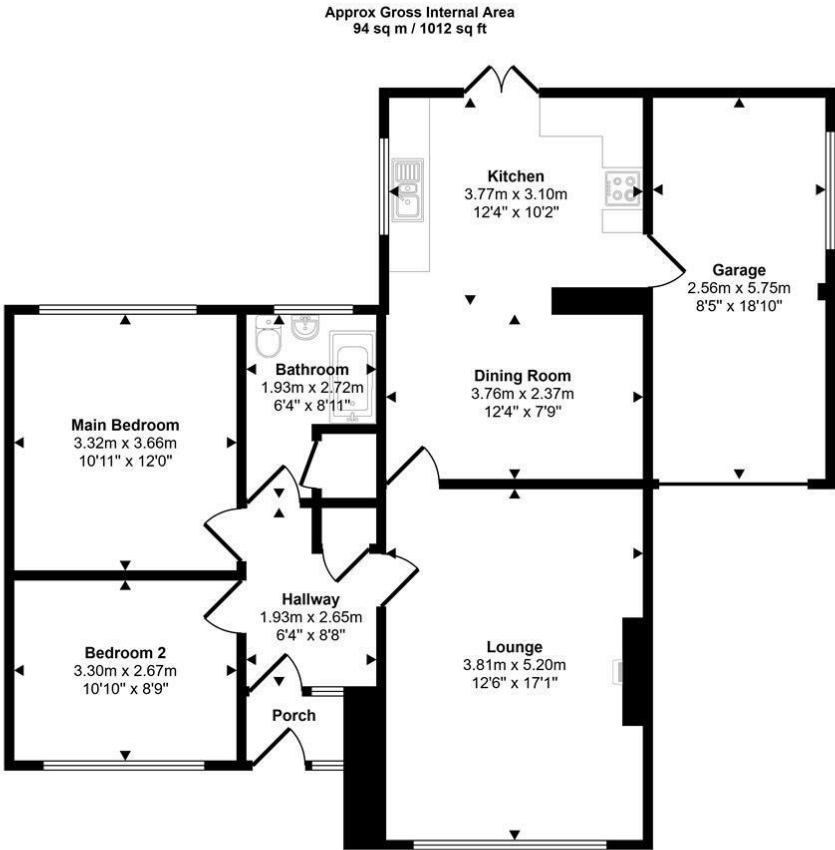
Energy Performance

Band D

Holiday Letting

The bungalow has been successfully utilised for holiday letting over the past 17 years and has consistently achieved the 182 letting requirement so that no rates are payable. It is available as a going concern if required with accounts available to bona fide buyers. The contents can be made available if required.

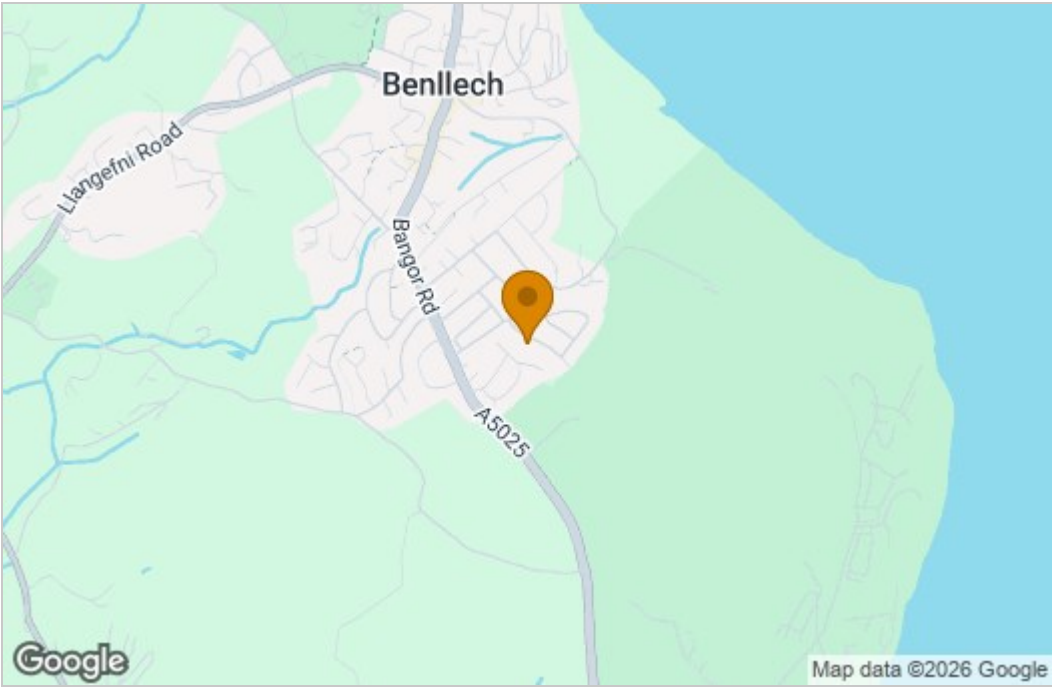
Floor Plan



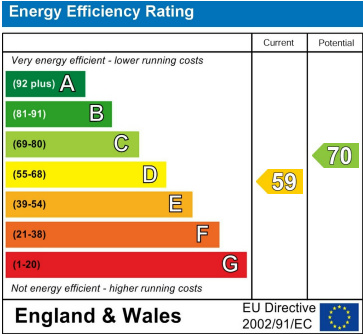
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.