

EGERTON ESTATES



16B Lon Aber, Tyn-Y-Gongl, LL74 8RT **Offers In The Region Of £345,000**

A spacious detached two bedroom bungalow enjoying a spacious corner plot on the road leading down to the village's renowned beach and enjoying fine sea and headland views from the front elevation. A benefit of the position is that it has two entrances to give spacious off road parking. The accommodation has been extended by means of a garage conversion and provides for a wide entrance hall, lounge with fine sea views, spacious kitchen/breakfast room and access to an adjoining dining/sitting room. Two double bedrooms and shower room. Gardens to the front and side, and good sized store shed to the rear.

Oil fired central heating and double glazing complete this well positioned and comfortable bungalow.
Sold with no onward chain.

Vestibule Porch

With a pvc double glazed entrance door and side panel

Entrance Hall 12'4" x 6'5" (3.76 x 1.97)

A spacious reception area giving access to the principal rooms and with radiator, telephone point.

Lounge 16'5" x 12'4" (5.02 x 3.78)

Having a near full width front aspect window to give fine sea and headland views and also making this a naturally light living area. Tiled fireplace and hearth, coved ceiling with two pendant lights, 2 radiators, tv connection.

Kitchen/Breakfast Room 15'11" x 12'4" (4.86 x 3.76)

Having an extensive range of base and wall units to three sides with extensive worktop surfaces and pvc panelling surround. Fitted appliances include a Bosch eye double oven and Bosch ceramic hob with concealed extractor over. Integrated fridge, freezer and washing machine. Stainless steel sink unit, dual aspect windows and ample space for a dining table with nearby radiator. Laminate floor covering and pvc double glazed outside door.

Dining/Sitting Room 16'8" x 7'7" (5.09 x 2.32)

Being a conversion of a former garage with dual aspect windows and enjoying fine sea views. Radiator, laminate floor covering.

Bedroom 1 11'4" into bay x 10'11" (3.47 into bay x 3.33)

Having a wide front aspect window to give fine sea views. Radiator.

Bedroom 2 12'0" x 10'11" (3.68 x 3.34)

With wide rear aspect window with radiator under.

Shower Room 6'4" x 5'5" (1.94 x 1.66)

With a corner shower enclosure with thermostatic shower control. Wash basin with a large mirror and light over and shaver point. WC, pvc panelled walls and radiator.

Outside

Enjoying a very spacious corner plot on the junction to Bay View Road, the property has two vehicular access' off Bay View Road and Lon Aber to give ample off road parking.

To the front is a lawned garden area which extends along the side and enjoying fine views towards the sea, and with flower borders extending to a large tarmac area to the side which gives ample parking area. Concealed concrete area to the rear with ample room for bin storage and oil tank.

Store Room 13'8" x 8'3" (4.18 x 2.54)

Adjacent to the kitchen back door with power and light and Worcester oil fired central heating boiler.

Services

Mains water, drainage and electricity.
Oil fired central heating.
Double glazed windows and doors.

Tenure

The property is understood to be Freehold which will be confirmed by the Vendors' conveyancer

Council Tax

Band D

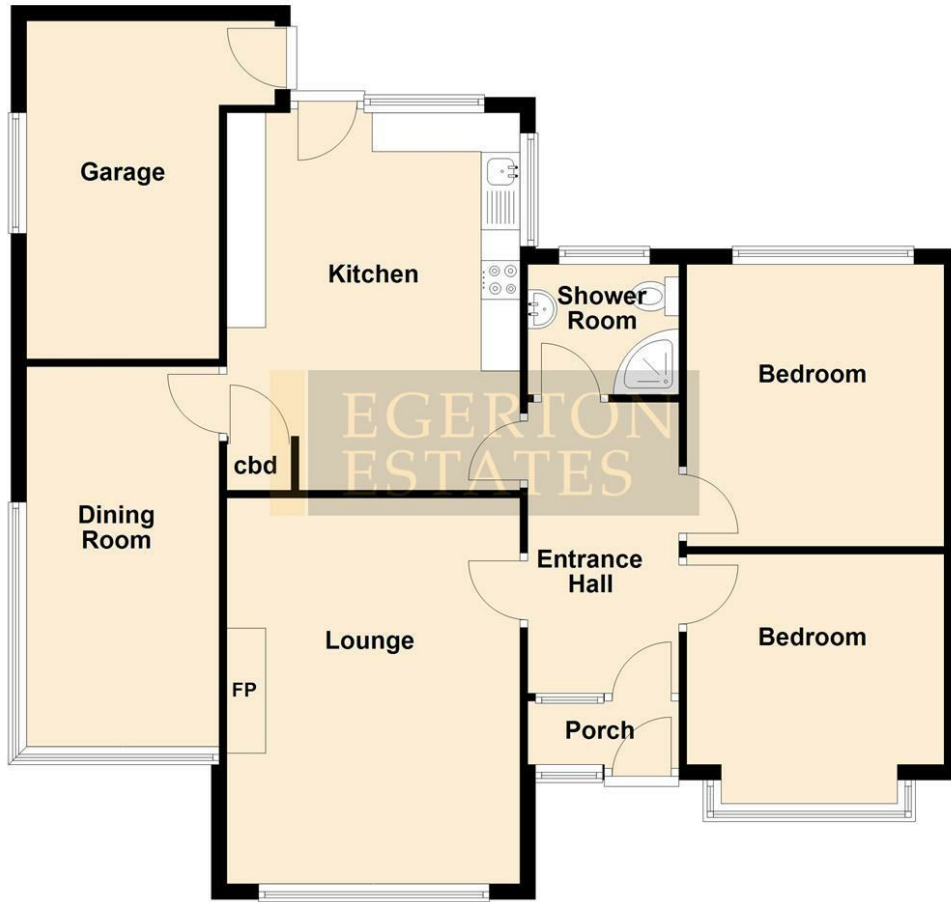
Energy Efficiency

Band E

Floor Plan

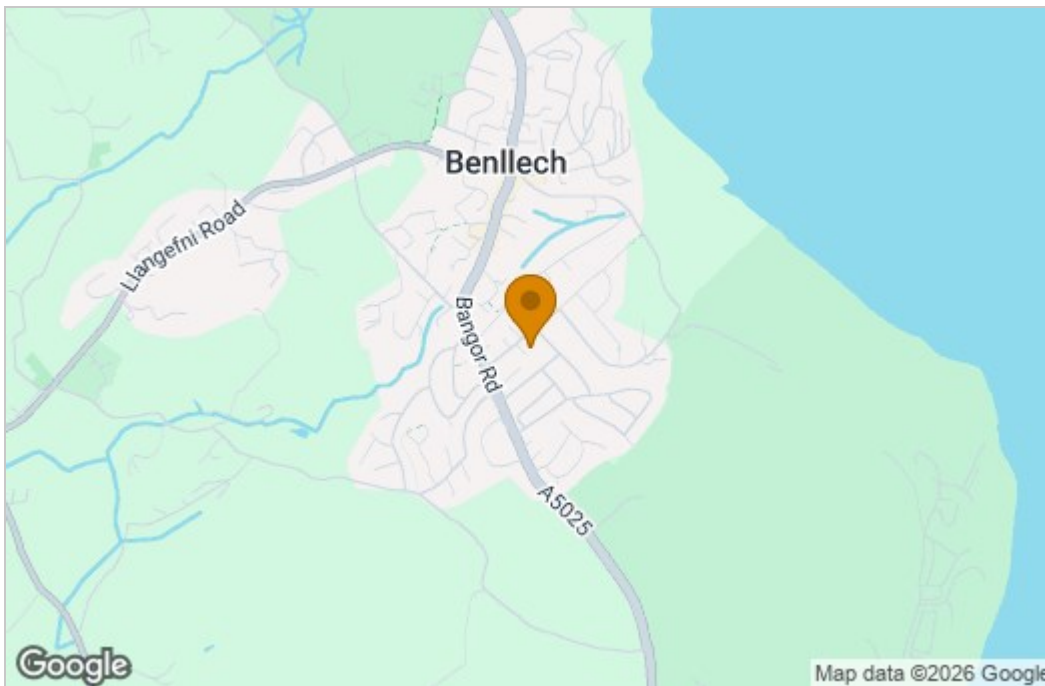
Ground Floor

Approx. 98.4 sq. metres (1059.1 sq. feet)

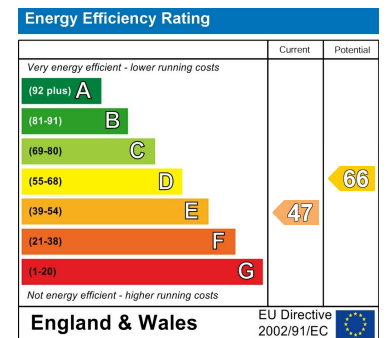


Total area: approx. 98.4 sq. metres (1059.1 sq. feet)

Area Map



Energy Efficiency Graph



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