

EGERTON ESTATES



10 Tyddyn Fadog, Benllech, LL74 8SL **Offers In The Region Of £230,000**

Enjoying truly panoramic sea views over Red Wharf Bay towards Llandudno headland, as well as distant southerly views of the Snowdonia mountains, the sale of Crosswinds gives a discerning buyer the opportunity to acquire a detached two bedroom dormer style bungalow in need of some upgrading, but centrally located in the centre of the village. The 28 foot lounge is situated on the first floor to give one of the best coastal views in this popular seaside village. The property is in need of some modernisation, but has oil central heating, double glazing, garage and garden to the front and rear.

Sold with no onward chain.

Hall 6'7" x 5'10" (2.03 x 1.78)

With double glazed entrance door and two side windows. Timber laminate floor, telephone connection

Kitchen 10'1" x 9'1" (3.09 x 2.77)

Having a good range of base and wall units in a light timber finish with ample worktop surfaces and tiled surround. Integrated 'belling' ceramic hob with chrome extractor over and oven under. 1 1/2 bowl stainless steel sink unit under a wide front aspect window, ample space for a fridge/freezer, timber laminate floor covering, radiator, double glazed outside door.

Dining Room 17'7" x 10'10" (5.38 x 3.31)

Having dual aspect front and side aspect windows, timber staircase to the first floor, ceiling spot lights, radiator.

Inner Lobby

with linen cupboard and access to:

Bedroom One 13'10" x 11'2" (4.24 x 3.41)

Having a wide rear aspect window with radiator under, ceiling spot lights.

Bedroom Two 10'8" x 10'6" (3.27 x 3.21)

With rear aspect window with radiator under.

Bathroom 6'7" x 5'6" (2.02 x 1.68)

Having a modern suite in white comprising a panelled bath with electric shower over. Wash basin with mirror/light over, w.c, towel radiator.

First Floor Room 28'5" x 16'0" (8.68 x 4.90)

The centre piece of the property having near full length windows to command a truly panoramic view over the sea, Red Wharf Bay and southwards towards the Eryri mountain range. Thus room extends the full length of the property and has three radiators, t.v connection, eaves storage access , ceiling downlights.

Outside

A tarmac road gives off road parking for one car and leads to an attached garage 4.70 x 2.50 with power provided and oil fired combi boiler.

Services

Mains water , electricity and drainage.
Oil fired central heating system.
Pvc double glazed windows and doors.

Energy Performance Certificate

Band E

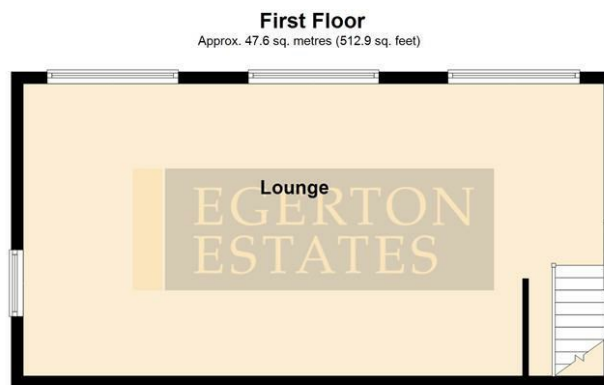
Council Tax

Band E

Tenure

Understood to be freehold of and to be confirmed by the vendor's conveyancer.

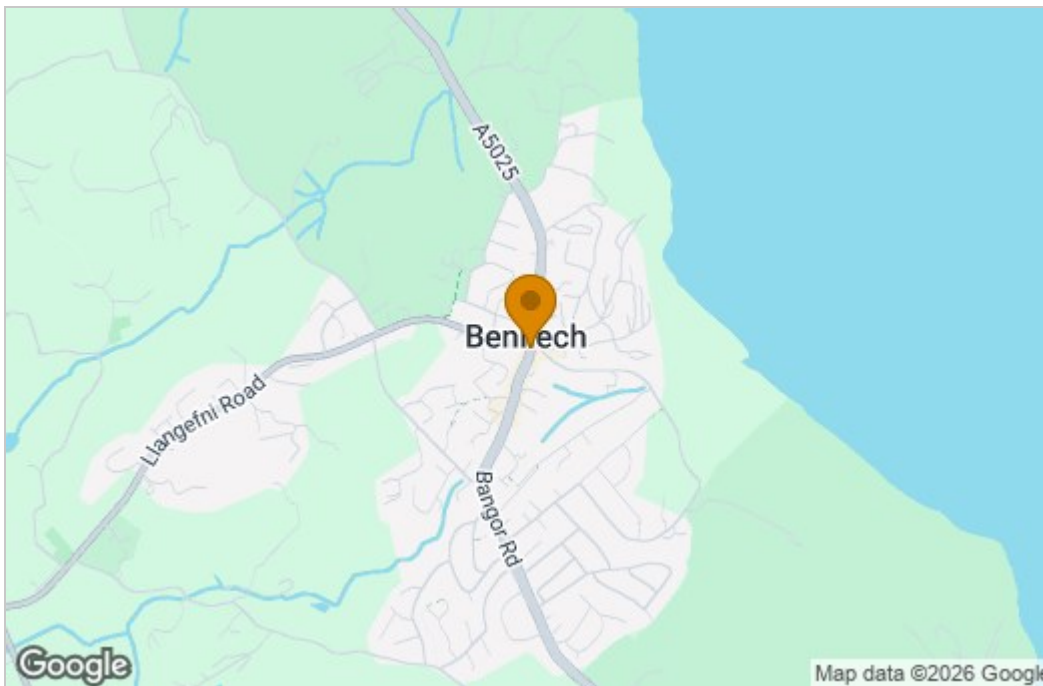
Floor Plan



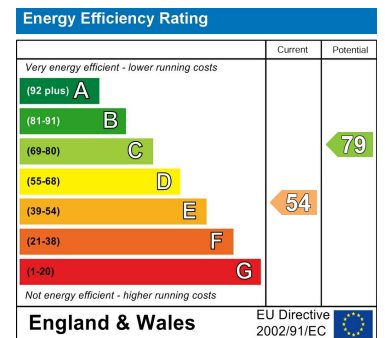
Total area: approx. 124.6 sq. metres (1340.7 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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